FROM: JAMES ROBERTSON APARTMENTS, LIMITED PARTNERSHIP, a Tennessee limited partnership

TO: 10TH AVENUE MULTIFAMILY PARTNERS, LLC, a Delaware limited liability company

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
10th Avenue Multifamily Partners, LLC 4515 Harding Road, Suite 210 Nashville, TN 37205	(same)	Map 093-06-30 Parcels 26 & 27

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Nashville City Center, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-8966

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $9,200,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of January, 2015.

Notary Public

KIMBERLY SWAYZE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My Comm. Expires: 1-24-17

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged JAMES ROBERTSON APARTMENTS, LIMITED PARTNERSHIP, a Tennessee limited partnership, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto 10TH AVENUE MULTIFAMILY PARTNERS, LLC, a Delaware limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

TRACT NO. 1:
Land in Davidson County, Tennessee, being part of Lot No. 128 on the Plan of the Original Town of Nashville, not of record, described according to a survey made February 25, 1978 by John T. White, Surveyor, as follows:

BILL GARRETT, Davidson County
Trans:T20150007728 DEEDWARRSP
Recvd: 01/30/15 15:59 4 pgs
Fees:23.00 Taxes:34040.00
20150130-0009137

BEGINNING at the west corner of the existing James Robertson Hotel Bldg., said corner being on the east side of 7th Avenue, No. and S. 41° 04' E. 155.5 feet from the intersection of the inside of the sidewalks on the east side of said 7th Avenue, No. and the south side of Commerce Street; thence N. 48° 25' E. 167.5 feet to an iron pin on the west side of an alley; thence with the west side of said alley S. 41° 04' E. 91.3' to the point of intersection of the west side of said alley and the north side of another alley; thence with the north side of said 2nd alley S. 48° 25'Ww. 167.5 feet to the point of intersection of the north side of said 2nd alley and the east side of the aforementioned 7th Avenue, No.; thence with the east side of said 7th Avenue, No., N. 41° 04' W. 91.3' to the point of beginning and containing 15,292.13 square feet.

TRACT NO. 2:

Land in Davidson County, Tennessee, being the north 28-1/2' of Lot No. 129 on the Map of the Original Town of Nashville, not of record, and described as follows:

BEGINNING at the point of intersection of the east side of 7th Avenue, No. and the south side of an alley, said point being S. 41° 04' E. 258.8 feet from the intersection of the inside of the sidewalks on the east side of said 7th Avenue, No., and the south side of Commerce Street; thence with the east side of said 7th Avenue, No. S. 41° 04' E. 28.5 feet to the south corner of an existing building wall; thence N. 48° 25' E. 167.5 feet to an iron pin on the west side of a 2nd alley; thence No. 41° 04' W. 28.5 feet to the point of intersection of the west side of said 2nd alley and the south side of the previous mentioned alley; thence with the south side of said alley S. 48° 25' W., 167.5 feet to the point of beginning and containing 4,773.56 square feet.

Tract Nos. 1 and 2 being the same property conveyed to James Robertson Apartments, a Tennessee Limited Partnership, by deed from James Robertson Properties, Inc., a Tennessee corporation, of record in Book 5281, Page 652, Register's Office for Davidson County, Tennessee.

Being the same Property conveyed to GRANTOR, by deed from James Robertson Properties, Inc., a Tennessee corporation, dated May 4, 1978 of record as Book 5281, Page 652, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. General or special taxes and assessments for 2015 and subsequent years, which are a lien not yet due and payable.

2. Rights of tenants in possession as of the date hereof, as tenants only, under prior unrecorded residential leases without options to purchase or rights of first refusal.

3. Permanent Easement for Alleyway granted to the Metropolitan Government of Nashville and Davidson County, Tennessee as reflected in Book 7334, Page 768 in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 118 7th Avenue North, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 30th day of January, 2015.

GRANTOR:

JAMES ROBERTSON APARTMENTS, LIMITED PARTNERSHIP, a Tennessee limited partnership

By: Dorothy N. Keenan
Name: Dorothy N. Keenan
Title: General partner

STATE OF Tennessee)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Dorothy Keenan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be partner of JAMES ROBERTSON APARTMENTS, LIMITED PARTNERSHIP, a Tennessee limited partnership, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the foregoing entities.

Witness my hand and seal, this the 30th day of January, 2015.

CRYSTAL LONG
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 12/6/16