2nd

BILL GARRETT, Davidson County
Trans:T20150007879 DEEDWARR
Recvd: 02/02/15 10:07 10 pgs
Fees:53.00 Taxes:38665.00
20150202-0009306

LIMITED WARRANTY DEED

After recording return to:
Clarice F. Silva, Esq.
15301 Ventura Blvd. B-570
Sherman Oaks, California 91403

FROM: NASHVILLE RH, LLC
a Tennessee limited liability company
et al

This instrument was prepared by:

Clarice F. Silva, Esq.
15301 Ventura Blvd. B570
Sherman Oaks, California 91403

TO: RICHLAND HILLS INVESTORS LLC,
a Delaware limited liability company

Address of New Owner(s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Number:
Richland Hills Investors LLC 15301 Ventura Boulevard Building B, Suite 570 Sherman Oaks, California 91403	SAME	Map 103-2, Parcel 4

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

The actual consideration or value, whichever is greater, for this transfer is Ten Million Four Hundred Fifty Thousand and No/100 Dollars ($10,450,000).

[redacted]
Affiant Gregory Perlman

SUBSCRIBED AND SWORN TO before me, this the _____ day of January, 2015.

Notary Public

My Commission Expires: _____

See attached.

FOR AND IN CONSIDERATION OF the sum of Ten Million Four Hundred Fifty Thousand and No/100 Dollars ($10,450,000), the receipt and sufficiency of which are hereby acknowledged, NASHVILLE RH, LLC, a Tennessee limited liability company, JEWELL RH,

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 27th day of January, 2015.
Date *Month* *Year*
by
(1) Gregory Perlman
(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

ASHLEY IRENE KEEGAN
Commission # 2035922
Notary Public - California
Los Angeles County
My Comm. Expires Aug 5, 2017

Signature Ashley Irene Keegan
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

©2014 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5910

LLC, a Florida limited liability company, SANDERS RH, LLC, a Florida limited liability company, and WESLEE INVESTMENTS, LLC, a Florida limited liability company, (collectively, "Grantors"), have bargained and sold, and by these presents do transfer and convey unto RICHLAND HILLS INVESTORS LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is known as Richland Hills Apartments and is located at 5800 Maudina Avenue, Nashville, Tennessee 37209.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, and that Grantors have a good right to convey the Property.

Grantors do further covenant and bind Grantors, their respective successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantors, but not otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 21st day of January, 2015.

NASHVILLE RH, LLC,
a Tennessee limited liability company

By: John W. Coleman
Name: John W. Coleman
Its: Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, JOHN M. BAIRD, a Notary Public of said County and State, personally appeared John W. Coleman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of Nashville RH, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

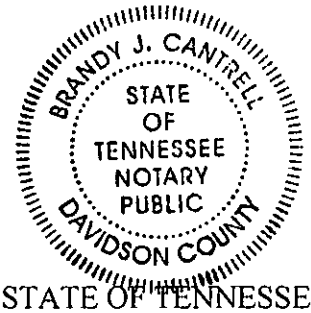
Witness my hand and seal, at Office in Nashville, Tennessee, this 21st day of January, 2015.

Notary Public

JOHN M. BAIRD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 9/10/18

My Commission Expires January 9, 2018



JEWELL RH, LLC,
a Florida limited liability company

By: Jewell W. Snell
Name: Jewell W. Snell
Its: Manager

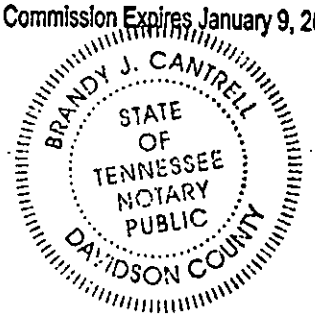
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Brandy Cantrell, a Notary Public of said County and State, personally appeared Jewell W. Snell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Manager of Jewell RH, LLC, the within named bargainor, a Florida limited liability company, and that she as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Manager.

Witness my hand and seal, at Office in Nashville, Tennessee, this 21st day of January, 2015.

Brandy Cantrell
Notary Public

My Commission Expires January 9, 2018



SANDERS RH, LLC,
a Florida limited liability company

By: _____
Name: Mark K. Sanders
Its: Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Brandy Cantrell, a Notary Public of said County and State, personally appeared Mark K. Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of Sanders RH, LLC, the within named bargainor, a Florida limited liability company, and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

Witness my hand and seal, at Office in Nashville, Tennessee, this 12 day of January, 2015.

Brandy Cantrell
Notary Public

WESLEE INVESTMENTS, LLC,
a Florida limited liability company

By: John W. Coleman
Name: John W. Coleman
Its: Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, John M. Baird, a Notary Public of said County and State, personally appeared John W. Coleman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of WesLee Investments, LLC, the within named bargainor, a Florida limited liability company, and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

Witness my hand and seal, at Office in Nashville, Tennessee, this 21st day of January, 2015.

Notary Public

JOHN M. BAIRD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 9/10/18

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being described as follows:

Land in Davidson County, Tennessee, being more particularly described according to a survey made by Dale and Associates, Steven D. Delee, Registered Land Surveyor No. 1710, dated October 20, 1999, Job 99017, and revised by Ernest Medlin, Registered Land Surveyor No. 283, dated May 6, 2010, Job No. 10029, as follows:

Beginning at an iron rod situated in the northerly margin of Maudina Avenue, and the westerly margin of Demoss Road;

Thence, along the westerly margin of Demoss Road, South 05 deg. 30' 00" West, a distance of 6.00 feet to an iron rod situated in the northeast corner of the James Holt Walker property of record in Book 11063, Page 216, Register's Office for Davidson County, Tennessee;

Thence, leaving said road, South 68 deg. 30' 00" West, a distance of 801.45 feet to an iron rod situated in the easterly line of Gillett Broadcasting of Tennessee, Inc., property of record in Book 5815, Page 186, said Register's Office;

Thence, along said easterly property line, North 05 deg. 43' 27" West, a distance of 743.35 feet to an iron rod situated in the southeast corner of the Mattie Elizabeth McCoy property of record in Book 5293, Page 311, said Register's Office;

Thence, along the easterly property line, North 07 deg. 00' 09" West, a distance of 155.08 feet to an iron rod situated in the southwest corner of the E. M. & Avolyn Culver property of record in Book 9616, Page 891, said Register's Office;

Thence, North 78 deg. 23' 51" East, a distance of 200.00 feet to an iron rod situated in the southwest corner of the Thornton Family Partnership property of record in Book 9015, Page 799, said Register's Office;

Thence, North 75 deg. 45' 31" East, a distance of 738.46 feet to an iron rod situated in the southeast corner of the West Nashville Heights Church of Christ property of record in Book 3254, Page 243, said Register's Office;

Thence, North 75 deg. 41' 38" East, a distance of 148.78 feet to a concrete monument situated in the westerly margin of Bellmore Avenue;

Thence, along said road, South 05 deg. 08' 45" East, a distance of 281.93 feet to a concrete monument situated in the northeast corner of the Charles & Josephine Chestnut property of record in Book 11014, Page 232, said Register's Office;

Thence, leaving said road, South 74 deg. 08' 13" West, a distance of 200.00 feet to an iron rod situated in the northwest corner of the Charles & Josephine Chestnut property of record in Book 11014, Page 232, said Register's Office;

Thence, South 07 deg. 09' 28" East, a distance of 98.81 feet to an iron rod situated in the southwest corner of the Charles & Josephine property of record in Book 11014, Page 232, said Register's Office;

Thence, South 74 deg. 08' 13" West, a distance of 285.69 feet to an iron rod situated in the northwest corner of the Bellmore Place of record in Plat Book 6200, Page 542, said Register's Office;

Thence, South 20 deg. 07' 47" East, a distance of 203.08 feet to an iron rod situated in the southwest corner of the Bellmore Place of record in Plat Book 6200, Page 542, said Register's Office;

Thence, North 70 deg. 59' 33" East, a distance of 196.18 feet to an iron rod situated in the northwest corner of Bessie H. Owen property of record in Book 2910, Page 589, said Register's Office;

Thence, South 14 deg. 24' 54" East, a distance of 183.70 feet to an iron rod situated in the northerly margin of Maudina Avenue;

Thence, along said road, South 67 deg. 38' 00" West, a distance of 95.21 feet to the Point of Beginning and containing 728,124.851 square feet or 16.715 acres of land more or less.

Being the same property conveyed to Nashville RH, LLC by deed of record in Instrument # 20000104-0000942, in the Register's Office for Davidson County, Tennessee; an undivided 3.64% interest in which was conveyed to Jewell RH, LLC, by deed of record in Instrument # 20150202-0009305, in the Register's Office for Davidson County, Tennessee; and an undivided 9.09% interest was conveyed to Sanders RH, LLC, by deed of record in Instrument # 20150202-0009305, in the Register's Office for Davidson County, Tennessee; and an undivided 15.45% interest was conveyed to WesLee Investments, LLC, by deed of record in Instrument # 20150202-0009305, in the Register's Office for Davidson County, Tennessee

EXHIBIT B

Permitted Encumbrances

1. Taxes for the year 2015 a lien, not yet due and payable.

2. Terms and conditions of the Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers between Briley Parkway Associates and The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4496, Page 772, in the Register's Office, Davidson County, Tennessee.

3. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20120521-0043894, in the Register's Office for Davidson County, Tennessee.

4. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20140924-0087650, in the Register's Office for Davidson County, Tennessee.

5. Rights of tenants in possession as tenants only with no rights of first refusal or options to purchase or repurchase under unrecorded leases or rental agreements, as specifically described on the attached rent roll.