BILL GARRETT, Davidson County
Trans:T20150007890 DEEDWARRSP
Recvd: 02/02/15 10:12 5 pgs
Fees:28.00 Taxes:48677.20
20150202-0009517

This Instrument Prepared By:
Mark E. Morrison
323 Union Street, Suite 400
Nashville, TN 37201

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
LINCOYA TOWNHOMES, LLC c/o The Maleno Family Limited Partnership Attn: John D. Maleno, General Partner 2340 West Grandview Boulevard, Suite One Erie, Pennsylvania 16506	Same	See attached Exhibit "B"

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, LINCOYA, LLC, a Tennessee limited liability company (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto LINCOYA TOWNHOMES, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for current property taxes and except as of record. Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 30th day of January, 2015.

LINCOYA, LLC
a Tennessee limited liability company

By: _____
William R. Hostettler, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, of the state and county aforesaid, personally appeared WILLIAM R. HOSTETTLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a Member of LINCOYA, LLC, a Tennessee limited liability company, the within named Maker, and that he as such Member executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Member.

WITNESS my hand and official seal at office in Nashville, Tennessee, on this 28th day of January, 2015.

NICHOLE BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

Nichole Bryant
Notary Public
My Commission Expires: 4/24/18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer, or value of property (whichever is greater) is $13,156,000.00.

Affiant

Subscribed and sworn to before me this 30 day of January, 2015.

NICOLE CHAMPION
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Nicole Champion
Notary Public
My Commission Expires: 3-28-16

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Units No. 3247, 3249, 3251, 3253, 3255 of Building "A"; Units No. 3221, 3223, 3225, 3227, 3229, 3231, 3233, 3235, 3237, 3243 of Building "B"; Units No. 3213, 3215, 3219 of Building "C"; Units No. 3201, 3203, 3205, 3207, 3209, 3211 of Building "D"; Units No. 3200, 3202, 3204, 3206, 3208, 3210, 3212 of Building "E"; Units No. 3214, 3216, 3222, 3226, 3228, 3232 of Building "F"; Units No. 3378, 3380 of Building "G"; Units No. 3353, 3355, 3357, 3359 of Building "H"; Units No. 3331, 3333, 3335, 3337, 3339, 3341, 3343, 3345, 3347, 3349, 3351 of Building "I"; Units No. 3362, 3364, 3366, 3368, 3370, 3372, 3374 of Building "J"; Units No. 3350, 3352, 3354, 3356, 3358, 3360 of Building "K"; Units No. 3334, 3336, 3338, 3340, 3342, 3344 of Building "L"; Units No. 3320, 3322, 3324, 3326, 3328, 3330, 3332 of Building "M"; Units No. 3313, 3315, 3317, 3319, 3321 of Building "N"; Units No. 3301, 3303, 3305, 3307, 3309, 3311 of Building "O"; Unit No. 3236 of Sales Office Building on the Plan of Lincoya Bay Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and established by Declaration of Covenants, Conditions and Restrictions for Lincoya Bay Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 200810030100953; as amended by Instrument No. 201111010085093, and Instrument No. 201303140025237; all of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto.

Being the same property conveyed to Lincoya, LLC, a Tennessee limited liability company, in Instrument No. 201110070078288, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Lincoya, LLC, a Tennessee limited liability company, in Instrument No. 201408010069073; Instrument No. 201408010069087; Instrument No. 201408010069090; Instrument No. 201408010069094; Instrument No. 201408010069099; Instrument No. 201408010069107; Instrument No. 201408010069109; Instrument No. 201408010069366, all of record in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Map, Parcel Information

1. Map 109-01-B, Parcel 001.00CO
2. Map 109-01-B, Parcel 002.00CO
3. Map 109-01-B, Parcel 003.00CO
4. Map 109-01-B, Parcel 004.00CO
5. Map 109-01-B, Parcel 005.00CO
6. Map 109-01-B, Parcel 006.00CO
7. Map 109-01-B, Parcel 007.00CO
8. Map 109-01-B, Parcel 008.00CO
9. Map 109-01-B, Parcel 009.00CO
10. Map 109-01-B, Parcel 010.00CO
11. Map 109-01-B, Parcel 011.00CO
12. Map 109-01-B, Parcel 012.00CO
13. Map 109-01-B, Parcel 013.00CO
14. Map 109-01-B, Parcel 021.00CO
15. Map 109-01-B, Parcel 026.00CO
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91. Map 109-01-B, Parcel 100.00CO
92. Map 109-01-B, Parcel 101.00CO