Davidson County DEEDWARRSP
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Fees:38.00 Taxes:37851.00
20150224-0015878

SPECIAL WARRANTY DEED

FROM: Hickory Woods Partners, LLC, a Delaware limited liability company, Grantor

This instrument was prepared by:

Lea W. Stouffer
6507 Brownlee Dr.
Nashville, Tennessee 37205

TO: Vistas Apartments LLC, a Delaware limited liability company, Grantee

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Number
c/o Lennox Companies 5384 Poplar Ave. Suite 400 Memphis, TN 38119	Same	Map 161, Parcel 141 (Fee) Map 161, Parcel 190 (Easement)

STATE OF Colorado)
COUNTY OF Denver)

The actual consideration or value, whichever is greater, for this transfer is Ten Million Two Hundred Thirty Thousand and No/100 Dollars ($10,230,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 23 day of February, 2015.

Notary Public

TANYA I ALMADA
Notary Public
State of Colorado
Notary ID 20144026090
My Commission Expires Jul 2, 2018

My Commission Expires: July 2, 2018

FOR AND IN CONSIDERATION OF the sum of Ten Million Two Hundred Thirty Thousand and No/100 Dollars ($10,230,000.00), the receipt and sufficiency of which are hereby

acknowledged, Hickory Woods Partners, LLC, a Delaware limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Vistas Apartments LLC, a Delaware limited liability company (the "Grantee"), its, successors and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, structures and/or fixtures located thereon (the "Property").

The Property is improved property known as 5319 Nolensville Pike, Nashville, Tennessee 37211.

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 the Grantee, its successors and assigns forever.

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

SIGNATURE PAGE TO FOLLOW.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

Witness my hand as of the 17th day of February, 2015.

Hickory Woods Partners, LLC, a Delaware limited liability company

By: CHHW Partners, LLC, a Delaware limited liability company, its Managing Member

By: _____
William M. Warfield,
its Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jan Bachus, a Notary Public of said County and State, personally appeared William M. Warfield 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 Managing Member of CHHW Partners, LLC, a Delaware limited liability company, the Managing Member of Hickory Woods Partners, LLC, a Delaware limited liability company, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained by signing himself as Managing Member of CHHW Partners, LLC, a Delaware limited liability company, the Managing Member of Hickory Woods Partners, LLC, a Delaware limited liability company.

Witness my hand and seal, at Office, this 17th day of February, 2015.

_____
Notary Public

My Commission Expires: 3/7/17

JAN L. BACHUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

EXHIBIT A TO SPECIAL WARRANTY DEED

Property Description

PARCEL ONE (Fee Parcel):

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 1 ON THE PLAT OF THE TIMBERS AS OF RECORD IN BOOK 4460, PAGE 109, REGISTER'S OFFICE FOR SAID COUNTY, LOCATED GENERALLY ON THE WEST SIDE OF NOLENSVILLE ROAD, NORTH OF OLD HICKORY BOULEVARD, ACCORDING TO AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY H & H LAND SURVEYING, INC., DATED APRIL 29, 2009, STEPHEN P. MCCLANNAHAN, TN R.L.S. NO. 772, 612-A FITZHUGH BOULEVARD, SMYRNA, TENNESSEE, BEARING JOB NUMBER 85-260 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A HIGHWAY MONUMENT (O) IN THE WEST MARGIN OF NOLENSVILLE ROAD, SAID POINT BEING IN THE SOUTHEAST CORNER OF KINGSWOOD PARK SUBDIVISION, AS OF RECORD IN BOOK 2900, PAGE 70, AND SAID POINT BEING 435.75 FEET SOUTH OF THE CENTERLINE OF BREWER DRIVE; THENCE ALONG THE WEST MARGIN OF NOLENSVILLE ROAD S 14 DEGREES 05 MINUTES 00 SECONDS E A DISTANCE OF 210.00 FEET TO A P.K. NAIL (O); THENCE N 83 DEGREES 59 MINUTES 00 SECONDS W A DISTANCE OF 532.44 FEET TO A P.K. NAIL (O); THENCE S 14 DEGREES 12 MINUTES 36 SECONDS E A DISTANCE OF 431.74 FEET TO A CONCRETE MONUMENT (O); THENCE N 88 DEGREES 35 MINUTES 41 SECONDS W A DISTANCE OF 616.05 FEET TO AN IRON PIN (O); THENCE S 80 DEGREES 52 MINUTES 01 SECONDS W A DISTANCE OF 241.28 FEET TO A IP(O); THENCE N 44 DEGREES 11 MINUTES 57 SECONDS W A DISTANCE OF 220.47 FEET TO A IP(O); THENCE N 51 DEGREES 53 MINUTES 15 SECONDS E A DISTANCE OF 184.93 FEET TO A IP(O); THENCE N 27 DEGREES 13 MINUTES 02 SECONDS W, 252.81 FEET TO A IP(O); THENCE N 18 DEGREES 17 MINUTES 59 SECONDS W A DISTANCE OF 193.76 FEET TO A IP(O); THENCE N 00 DEGREES 57 MINUTES 40 SECONDS E A DISTANCE OF 57.31 FEET TO A CONCRETE MONUMENT (O); THENCE S 83 DEGREES 58 MINUTES 54 SECONDS E A DISTANCE OF 1418.02 FEET TO THE POINT OF BEGINNING, CONTAINING 15.674 ACRES, MORE OR LESS AS CALCULATED BY THE ABOVE BEARINGS AND DISTANCES WHICH WERE DETERMINED WITHIN THE PRECISION REQUIREMENTS OF THE 2005 MINIMUM STANDARD DETAIL REQUIREMENTS FOR AN ALTA/ACSM LAND TITLE SURVEY.

PARCEL TWO (Easement Parcel):

TOGETHER WITH THAT PRIVATE ROADWAY EASEMENT FOR INGRESS AND EGRESS SET FORTH IN THAT DEED OF EASEMENTS OF RECORD IN BOOK 5539, PAGE 503 IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, AS AMENDED BY FIRST AMENDMENT TO DEED OF EASEMENTS OF RECORD IN INSTRUMENT NO. 20040203-001305, SAID REGISTER'S OFFICE.

Being the same property conveyed to Hickory Woods Partners, LLC, a Delaware limited liability company, by deed of record as Instrument No. 20100430-0032936, Register's Office for Davidson County, Tennessee.

The above description is the same as that contained in the prior deed.

EXHIBIT B TO SPECIAL WARRANTY DEED

Encumbrances

1. Lien of 2015 Real Estate Taxes, not yet due and payable.

2. Rights of tenants in possession as of the date hereof, as tenants only, under unrecorded residential leases.

3. All other easements, restrictions and stipulations of record and all governmental laws, ordinances and regulations affecting the Property.

True Copy Certification

I, ARYEH LAZARUS, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of NEW JERSEY

County of OCEAN

Personally appeared before me, LEAH OELBAUM, a notary public for this county and state, ARYEH LAZARUS, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LEAH OELBAUM
NOTARY PUBLIC OF NEW JERSEY
ID # 2448941
My Commission Expires 9/16/2019

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)