This instrument prepared by:
Edward F. Dean
17 E. Crystal Lake Ave.
Crystal Lake, IL 60014

BILL GARRETT, Davidson County
Trans:T20150015486 DEEDWARR
Recvd: 03/03/15 10:07 4 pgs
Fees:23.00 Taxes:53835.00
20150303-0018349

WARRANTY DEED

OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Fountains 186, LLC	Fountains 186, LLC	10900020000
300 71st Street, Suite 620	300 71st Street, Suite 620	
Miami Beach, FL 33141	Miami Beach, FL 33141	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, The Fountains Apartments, LLC, a Delaware limited liability company have this day bargained and sold, and do hereby transfer and convey unto the said Fountains 186, LLC, a Delaware limited liability company, as to and undivided % and Deborah Starrett, an individual, as to an undivided % as tenants in common the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

SEE LEGAL ATTACHED HERETO AND MADE A PART HEREOF

STATE OF ILLINOIS
COUNTY OF MCHENRY *The actual consideration or value, whichever is greater, for this transfer is Fourteen-Million Five-Hundred Fifty Thousand and 00/100 Dollars ($14,550,000.00)*

Affiant _____

Subscribed and sworn to before me this the 27 *day of* February *2015*

Notary Public _____

My commission expires:
(Affix Seal)

This is improved property, known as 3000 Lincoya Bay Drive, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

File No.: 1412737CTN

Exhibit "A"

Land in Davidson County, Tennessee, being a tract of land shown on the Plan of Lincoya Bay, Section I, of record in Plat Book 4460, page 153, Register's Office for Davidson County,Tennessee, described as follows:

Being a parcel of land in the 13th Councilmanic District of Nashville, Davidson County, Tennessee, lying on the east margin of Lincoya Bay Drive east of Pleasant Hill Road, known as Lincoya Bay Apartments, and being more particularly described as follows:

Beginning at an iron pin in the easterly margin of Lincoya Bay Drive, said pin being in the north line of 70 South Associates, LLC, The Lakes Apartments of record in Instrument No. 20021204-0149456, said Register's Office, and being the most southwest corner of herein described tract;

Thence, with the easterly margin of Lincoya Bay Drive, N08° 23' 29" E, 410.00 feet to a point;

Thence, continuing with said margin, N19° 31' 07" E, 269.27 feet to a point in the south line of Rosetree Trust, of record in Instrument No. 20060125-0009486, said Register's Office;

Thence with Rosetree Trust's south line, S79° 39' 17" E, 658.64 feet to a concrete monument in the south line of U.S.A. property;

Thence, with U.S.A. property, S77° 41' 39' E 170.61 feet to an iron pin;

Thence, leaving U.S.A. property, with the westerly and northerly lines of 70 South Associates, LLC, property the following calls:

S13° 50' 59" E, 211.74 feet to an iron pin,
S20° 08' 20" W, 145.00 feet to a p.k. nail,
S41° 14' 22" W, 135.00 feet to an iron pin,
S86° 08' 21" W, 160.00 feet to an iron pin,
S10° 38' 22" W,107.00 feet to an iron pin,
N79° 21' 40" W, 120.00 feet to an iron pin,
S75° 38' 20" W, 250.00 feet to an iron pin,
N74° 21' 39" W, 349.63 feet to the point of beginning.

Together with a sewer easement 20 feet in width for the purpose of operating and maintaining a sewer line, as set out in Book 5107, page 823, Register's Office of Davidson County, State of Tennessee, described as follows, to wit:

Beginning at a point, being north 41° 15' East 38 feet from an iron pin in the southerly boundary line of Lincoya Bay, Section I, as of record in Book 4460, page 153, Register's Office for Davidson County, Tennessee; thence running with and 10 feet either side of a line described as follows: South 43° 50' East 191.4 feet to a point; thence North 73° 44' East 321.7 feet to a point; thence North 8° 12' East 179.4 feet to a point in the southerly boundary line of the Metropolitan Government of Nashville and Davidson County property.

Being the same property conveyed to The Fountains Apartments, LLC by deed from Hillside Associates of Albany, L.L.C., of record as Instrument No. 20060928-0120371, Register's Office of Davidson County, Tennessee.

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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 hand this 27 *day of* February, 20 15, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

The Fountains Apartments, LLC

By: _____

Brian G. Cunat, Manager

STATE OF ILLINOIS
COUNTY OF MCHENRY

Personally appeared before me, EDWARD Dean, a Notary Public in and for said County and State, Brian G. Cunat, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that Brian G. Cunat executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27 day of February, 2015

My Commission Expires: Notary Public

"OFFICIAL SEAL"
Edward F. Dean
Notary Public, State of Illinois
My Commission Expires 1/6/2019

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $14,550,000.00

Affiant Joseph B Smith, 2nd

Subscribed and sworn to before me this the ___ day of March, 2015

(Affix Seal)

Notary Public NICOLE CHAMPION

NICOLE CHAMPION
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 8-28-16