BILL GARRETT, Davidson County
Trans:T20150023626 DEEDWARRSP
Recvd: 03/31/15 15:00 3 pgs
Fees:18.00 Taxes:1206.20
20150331-0027870

FROM: BBR Properties, LLC

TO: 1826 Jefferson Street Apartments, LLC

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
1826 Jefferson Street Apartments, LLC 102 Woodmont Boulevard, Suite 244 Nashville, Tennessee 37205	(Same)	Map 92-3 Parcel 25

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, J. Steven Kirkham, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $326,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of March, 2015.

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Comm. Expires: 7/6/15

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, BBR Properties, LLC, a Tennessee limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto 1826 Jefferson Street Apartments, LLC, a Tennessee 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:

> Being Lot No. 5 on the plan of J. L. Brown Subdivision of record in Book 21, page 136, Register's Office for Davidson County, Tennessee. Included in the above, but excluded therefrom is that part of the conveyed property condemned by the State of Tennessee, of record in Book 4318, page 727, said Register's Office, described as follows:

Beginning at a point in the southerly margin of an alley said point being the common corner between Lot Nos. 5 and 6, on the Plan of J. L. Brown's Subdivision of record in Book 21, page 136, Register's Office for Davidson County, Tennessee; thence with the southerly margin of an alley and the northerly boundary of said Lot No. 5, North 81° 03' 17" East, 50 feet to the common corner between Lot Nos. 4 and 5 of the above mentioned subdivision; thence with the common line between said Lot Nos. 4 and 5 South 17° 18' 37" East 666.69 feet to a point; thence South 71° 03' 58" West, 50 feet to a point in the common line between Lot Nos. 5 and 6; thence with the common line between said Lot Nos. 5 and 6, North 17° 48' 37" West, 66.67 feet to the point of beginning.

Being the same property conveyed to BBR Properties, LLC, by deed from Bruce D. Heiser, of record as Instrument No. 20050714-0081615, said Register's Office.

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

1. Taxes for the year 2015, which have been prorated.

2. Sanitary sewer easement granted to the State of Tennessee, as set forth in the Judgment of record in Book 4318, page 727, said Register's Office.

3. Any matters that would be disclosed by an inspection and accurate survey of the property.

This is improved property known as 1826 Jefferson Street, Nashville, Tennessee 37208.

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.

WITNESS its hand this 30th day of March, 2015.

BBR PROPERTIES, LLC, a
Tennessee limited liability company

By: _____
Name: William F. Ruff
Title: owner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William F. Ruff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him self to be Owner of BBR Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Owner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by him self as Owner.

Witness my hand and seal, at office in Nashville, Tennessee, this the 30th day of March, 2015.

_____
NOTARY PUBLIC

My Commission Expires: 7/6/15

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.