1st

This Instrument Prepared By:

Windels Marx Lane & Mittendorf, LLP
156 West 56th Street
New York, New York 10019
Attention: Wayne S. Cook, Jr.

BILL GARRETT, Davidson County
Trans:T20150023825 DEEDWARRSP
Recvd: 04/01/15 10:31 8 pgs
Fees:43.00 Taxes:4810.00
20150401-0028128

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Millwood Housing Partners, LLC 941 N. Meridian Street Indianapolis, IN 46204	Same
Map(s) & Parcel No(s).: *Tax Map and Parcel Nos. 162-00-0-250.00 and 162-00-0-222.00*	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and which consideration represents full and adequate compensation for the property being conveyed herein, **TN BELL ROAD LAND HOLDINGS LLC**, a Delaware limited liability company ("**Grantor**"), has bargained and sold and does hereby transfer and convey unto **MILLWOOD HOUSING PARTNERS, LLC**, a Delaware limited liability company ("**Grantee**"), its successors and assigns, the certain tract(s) or parcel(s) of land located in Davidson County, Tennessee and described as follows (the "**Property**"):

See **Exhibit A** attached hereto and incorporated herein fully by reference.

As of the date hereof, this is unimproved property located in Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all improvements, structures and fixtures, if any, situated thereon and all easements, covenants, agreements, rights, title, estates, tenancies, appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee and its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same subject to all covenants, easements, encumbrances, declarations, restrictions and matters of record affecting said Property together with all matters as would be observable by a current inspection and/or survey of the Property.

AND, subject to all covenants, easements, encumbrances, declarations, restrictions and matters of record affecting said Property together with all matters as would be observable by a current inspection and/or survey of the Property, Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor but no further or otherwise.

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

[Remainder of this page intentionally left blank.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 31st day of March, 2015.

TN BELL ROAD LAND HOLDINGS, LLC, a Delaware limited liability company

By: Lunar Land Company LLC,
its Managing Member

By: Lunar Real Estate Holdings LLC,
its Managing Member

By: Lehman Commercial Paper Inc.,
its Managing Member

By: _____
Name: Anthony Barsanti
Title: Authorized Signatory

STATE OF New York)
) :ss
COUNTY OF New York)

Before me, Lisa A. Phelan a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared Anthony Barsanti 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 Authorized Signator of Lehman Commercial Paper Inc., the Managing Member of Lunar Real Estate Holdings LLC, the Managing Member of Lunar Land Company LLC, the Managing Member of TN BELL ROAD LAND HOLDINGS, LLC, the within-named bargainor as Grantor hereunder, a Delaware limited liability company, and that he, as such Authorized Signator, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Authorized Signatory.

WITNESS my hand and seal at office on this the 30 day of March, 2015.

_____
Notary Public

My Commission Expires:

11/4/2017

LISA A. PHELAN
Notary Public, State of New York
Qualified in New York County
Reg No. 01PH6292618
Commission Expires November 4, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,300,000.00.

MILLWOOD HOUSING PARTNERS, LLC, a Delaware limited liability company

By: BHCS Millwood, LLC, an Indiana limited liability company, its Manager

By: _____
Name: CHRISTOPHER W. MYROLD
Title: AUTHORIZED REPRESENTATIVE

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

NOTARY PUBLIC SEAL STATE OF INDIANA

Mary Jo Hoff
Notary Public - Indiana
County of Marion
My Comm. Expires: Sept. 10, 2022

_____
NOTARY PUBLIC

My Commission Expires:

9-10-2022

Exhibit A

LEGAL DESCRIPTION

Tax Map and Parcel No. 162-00-0-250.00

A certain parcel of real property on the south side of Bell Road in the 31st Councilmanic District of Nashville and Davidson County, Tennessee being more particularly described in a survey by Walter Davidson and Associates on May 9, 1996 entitled Boundary Survey Lots 2A & 2B, Millwood Commons and as follows:

Commencing at the intersection of the centerlines of Bell Road and Blue Hole Road; thence North 80 degrees 32 minutes 46 seconds West a distance of 2360 feet more or less to a point in the Southern right-of-way of Bell Road, said point being the true point of beginning; thence leaving said right-of-way South Beginning at a point; thence South 02 degrees 10 minutes 085 seconds West a distance of 583.78 feet to a point; thence South 87 degrees 09 minutes 33 seconds East a distance of 664.27 feet to a point; thence North 12 degrees 43 minutes 44 seconds east a distance of 204.48 feet to a point; thence South 85 degrees 43 minutes 21 seconds east a distance of 399.57 feet to a point; thence South 65 degrees 19 minutes 11 seconds east a distance of 1131.63 feet to a point on the western right-of-way of Blue Hole Road; thence, with said right-of-way; around a curve to the right through a central angle of 17 degrees 35 minutes 40 seconds an arc distance of 287.12 feet a chord bearing of South 34 degrees 19 minutes 15 seconds West a distance of 285.99 feet to a point; thence South 43 degrees 07 minutes 05 seconds West a distance of 363.25 feet to a point; around a curve to the left through a central angle of 05 degrees 50 minutes 39 seconds an arc distance of 99.45 feet a chord bearing of South 40 degrees 11 minutes 46 seconds West a distance of 99.41 feet to a point; thence South 37 degrees 16 minutes 26 seconds West a distance of 311.37 feet to a point; thence, leaving said right-of-way, with the common line with William B. Owen as of record in Book 8996, page 252, R.O.D.C.T., North 85 degrees 16 minutes 45 seconds West a distance of 601.84 feet to a point; thence South 05 degrees 45 minutes 31 seconds West a distance of 299.53 feet to a point; thence, leaving said right-of-way with the common line with William B. Owen as of record in Book 8996, page 252 R.O.D.C.T., South 05 degrees 45 minutes 31 seconds West a distance of 30.50 feet to a point; thence North 68 degrees 08 minutes 20 seconds West a distance of 252.73 feet to a point; thence North 79 degrees 33 minutes 55 seconds West a distance of 924.19 feet to a point in the common line with Edward R. Fann et ux as of record in Book 6161, page 731 R.O.D.C.T.; thence, with said common line, North 07 degrees 26 minutes 16 seconds East a distance of 182.33 feet to a point; thence, leaving said common line, North 07 degrees 26 minutes 16 seconds East a distance of 750.74 feet to a point; thence North 83 degrees 25 minutes 11 seconds West a distance of 697.50 feet to a point; thence North 01 degrees 32 minutes 46 seconds West a distance of 237.32 feet to a point; thence North 01 degrees 32 minutes 46 seconds West a distance of 9.53 feet to a point, in the southern right-of-way of Bell Road; thence, with said right-of-way, North 55 degrees 34 minutes 38 seconds East a distance of 394.88 feet to a point; thence North 56 degrees 52 minutes east a distance of 222.07 feet to a point; around a curve to the right through a central angle of 15 degrees 22 minutes 22 seconds an arc distance of 427.15 feet a chord bearing of North 67 degrees 11 minutes 34 seconds East a distance of 425.87 feet to the point of beginning, containing 3,031,839 square feet or 69.602 acres, more or less.

Contained within the above described area but specifically excluded from the above is the "Old Whittemore Burying Grounds" as of record in Book 267, page 323 R.O.D.C.T. described as follows:

Beginning at the above described point of beginning; thence South 24 degrees 35 minutes 02 seconds West a distance of 645.35 feet to the Northeastern corner of the burying grounds; thence South 07 degrees 46 minutes 13 seconds West a distance of 55.00 feet to a point; thence North 82 degrees 13 minutes 47 seconds West a distance of 55.00 feet to a point; thence North 07 degrees 46 minutes 13 seconds East a distance of 55.00 feet to a point; thence South 82 degrees 13 minutes 47 seconds East a distance of 55.00 feet to the point of beginning, containing 3,025.00 square feet or 0.069 acres more or less.

The total net area of this parcel is 3,028,814 square feet or 69.533 acres, more or less.

Tax Map and Parcel No. 162-00-0-222.00

A certain parcel of real property on the south side of Bell Road in the 31st Councilmanic District of Metropolitan Government Nashville and Davidson County, Tennessee being more particularly described in a survey by Walter Davidson and Associates on May 9, 1996 entitled Boundary Survey Lots 2A & 2B, Millwood Commons and as follows:

Commencing at the intersection of the centerlines of Bell Road and Blue Hole Road; thence South 86 degrees 18 minutes 26 seconds West a distance of 3370.68 feet more or less to a point, in the Southern right-of-way of Bell Road, said point being the true point of beginning; thence along said right-of-way North 55 degrees 34 minutes 38 seconds East a distance of 141.22 feet to a point; thence leaving said right-of-way South 01 degrees 32 minutes 46 seconds east a distance of 237.32 feet to a point; thence South 83 degrees 25 minutes 11 seconds East a distance of 697.50 feet to a point; thence South 07 degrees 26 minutes 16 seconds West a distance of 750.74 feet to a point in the common line with Edward R. Fann et ux as of record in Book 6161, page 731, R.O.D.C.T.; thence with said common line North 84 degrees 21 minutes 46 seconds West a distance of 307.36 feet to a point; thence north 02 degrees 39 minutes 08 seconds West a distance of 134.45 feet to a point; thence North 38 degrees 49 minutes 29 seconds West a distance of 429.24 feet to a point; thence North 15 degrees 21 minutes 06 seconds West a distance of 306.17 feet to a point; thence North 16 degrees 43 minutes 15 seconds West a distance of 195.89 feet to the point of beginning, containing 435,452 square feet or 9.9996 acres, more or less.

ALSO KNOWN AS:

A certain parcel of real property on the south side of Bell Road in the 31st Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee being more particularly described in a survey by Walter Davidson and Associates on June 8, 2007 entitled Boundary Survey Lots 2A and 2B Millwoood Commons and as follows:

Commencing at the intersection of the centerlines of Bell Road and Blue Hole Road; thence South 86 degrees 18 minutes 24 seconds West a distance of 3370.68 feet more or less to a point, in the Southern right of way of Bell Road, said point being the true point of beginning; thence along said right of way North 55 degrees 34 minutes 38 seconds East a distance of 141.22 feet to a point; thence North 01 degrees 32 minutes 46 seconds West a distance of 9.53 feet to a point, in the southern right of way of Bell Road; thence, with said right of way, North 55 degrees 34 minutes 38 seconds East a distance of 394.88 feet to a point; thence North 56 degrees 52 minutes 52 seconds East a distance of 222.07 feet to a point; around a curve to the right through a central angle of 15 degrees 22 minutes 22 seconds an arc distance of 427.15 feet a chord bearing of North 67 degrees 11 minutes 34 seconds East a distance of 425.87 feet to a point; thence leaving said right of way South Beginning at a point; thence South 02 degrees 10 minutes 05 seconds West a distance of 583.78 feet to a point thence South 87 degrees 09 minutes 33 seconds East a distance of 664.27 feet to a point; thence North 12 degrees 43 minutes 44 seconds East a distance of 204.48 feet to a point; thence South 85 degrees 43 minutes 21 seconds East a distance of 399.57 feet to a point; thence 65 degrees 19 minutes 11 seconds East a distance of 1131.63 feet to a point on the western right of way of Blue Hole Road; thence, with said right of way; around a curve to the right through a central angle of 17 degrees 35 minutes 40 seconds an arc distance of 287.12 feet a chord bearing of South 34 degrees 19 minutes 15 seconds West a distance of 285.99 feet to a point; thence South 43 degrees 07 minutes 05 seconds West a distance of 363.25 feet to a point; around a curve to the left through a central angle of 05 degrees 50 minutes 39 seconds an arc distance of 99.45 feet a chord bearing of South 40 degrees 11 minutes 46 seconds West a distance of 99.41 feet to a point; thence South 37 degrees 16 minutes 26 seconds West a distance of 311.37 feet to a point; thence, leaving said right of way, with the common line with Rhoda Lee Miller & Yvonne D. McMullen as of record in Book No. 20040114, page 0005945, R.O.D.C.T., North 85 degrees 16 minutes 45 seconds West a distance of 601.84 feet to a point, thence South 05 degrees 45 minutes 31 seconds West a distance of 299.53 feet to a point, thence, leaving said right of way with the common line with, Rhoda Lee Miller & Yvonne D. McMullen as of record in Book No. 20040114, Page 005945, R.O.D.C.T., South 05 degrees 45 minutes 31 seconds West a distance of 30.50 feet to a point; thence North 68 degrees 08 minutes 20 seconds West a distance of 252.73 feet to a point; thence North 79 degrees 33 minutes 55 seconds West a distance of 924.19 feet to a point in the common line with Edward R. Fann et ux as of record in Book 6161, page 731, R.O.D.C.T.; thence, with said common line, North 07 degrees 26 minutes 16 seconds East a distance of 182.33 feet to a point; thence continuing with said common line North 84 degrees 21 minutes 46 seconds West a distance of 307.36 feet to a point; thence North 02 degrees 39 minutes 08 seconds West a distance of 134.45 feet to a point; thence North 38 degrees 49 minutes 29 seconds West a distance of 429.24 feet to a point; thence North 15 degrees 21 minutes 06 seconds West a distance of 306.17 feet to a point; thence North 16 degrees 43 minutes 15 seconds West a distance of 195.89 feet to a point.

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seconds West a distance of 645.35 feet to the Northeastern corner of the burying grounds; thence South 07 degrees 46 minutes 13 seconds West a distance of 55.00 feet to a point; thence North 82 degrees 13 minutes 47 seconds West a distance of 55.00 feet to a point; thence North 07 degrees 46 minutes 13 seconds East a distance of 55.00 feet to a point; thence South 82 degrees 13 minutes 47 seconds East a distance of 55.00 feet to the point of beginning, containing 3,025.00 square feet or 0.069 acres more or less.

Together with the benefits of that certain Access Easement and Construction and Utility Easement by and between Bell Road, L.P., a Tennessee limited partnership and ML Tennessee Apartments LP, a Georgia limited partnership, of record in Book 10226, Page 715, in the Register's Office for Davidson County, Tennessee.

SAID ABOVE DESCRIBED PROPERTY IS THE SAME PROPERTY AS WAS CONVEYED TO TN BELL ROAD LAND HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY SUBSTITUTE TRUSTEE'S DEED, DATED DECEMBER 7, 2009, AND RECORDED IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ON DECEMBER 8, 2009, AS INSTRUMENT NUMBER 20091208-0112168

(End of Description)