Davidson County DEEDWARRSP
Recvd: 04/06/15 09:43 11 pgs
Fees:58.00 Taxes:1492.30
20150406-0029289

This instrument prepared by and (MAIL) instrument may be returned to:
O'Kelley & Sorohan, Attorneys at Law, LLC
2170 Satellite Blvd., Ste. 450
Duluth, GA 30097
Tel. 678-205-5651

Send tax bills to:
2015C PROPERTY OWNER LLC
3300 Fernbrook Lane North, Suite 210
Plymouth, MN 55447

Name and address of new owner:
2015C PROPERTY OWNER LLC
3300 Fernbrook Lane North, Suite 210
Plymouth, MN 55447

Map parcel number:
See Exhibit "A" attached hereto and incorporated herein.

Source of title:
See Exhibit "A" attached hereto and incorporated herein.

# SPECIAL WARRANTY DEED

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 AMERICAN HOME REAL ESTATE PARTNERSHIP IV, LP,**
a Delaware limited partnership,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

**2015C PROPERTY OWNER LLC,**
a Delaware limited liability company,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein.

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.

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, claiming by, through or under the grantor, except with respect to interests of third parties noted of record as of the date hereof, and subject to the following exceptions:

1. Lien of ad valorem taxes for the year 2015 and thereafter which are not yet due and payable.
2. Easements, rights of way, covenants and restrictions of record or apparent on the ground, or on, crossing or otherwise relating to the property; and any assessments (general or special) that may be imposed on the Property.
3. Zoning ordinances, building codes and other applicable laws, ordinances and governmental regulations affecting the Property.
4. Variations in the legal description, encroachments and any other matters that would be shown on a current and accurate survey of the Property.

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 on APRIL 1, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

[SIGNATURES COMMENCE ON FOLLOWING PAGE.]

**THE AMERICAN HOME REAL ESTATE PARTNERSHIP IV, LP,**
a Delaware limited partnership

By: Kelly McCusker
Name: Kelly McCusker
Title: CFO

State of Virginia
~~County~~ City of Alexandria

Personally appeared before me the undersigned, KELLY MCCUSKER (name of the natural person executing the instrument), to me known to be the person who executed the foregoing instrument on behalf of Grantor, and that she executed the same as the free act and deed of said Grantor.

Witness my hand, at office, this 24 day of March, 2015.

Notary Public
My commission expires: 12/31/2016
(Affix Seal)

AMBER M. ALEXANDER
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 7518210
MY COMM. EXPIRES 12/31/2016
NOTARY PUBLIC

**VALUE AFFIDAVIT**

State of Virginia
~~County~~ of Alexandria City

The actual consideration or value, whichever is greater, for this transfer is $ 403,325.00.

Affiant

Subscribed and sworn to before me this 24 day of March, 2015.

Notary Public
My Commission Expires: 12/31/2016
(Affix Seal)

AMBER M. ALEXANDER
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 7518210
MY COMM. EXPIRES 12/31/2016
NOTARY PUBLIC

# EXHIBIT "A"

# PROPERTY SCHEDULE

| COUNT | FILE NUMBER | PROPERTY ADDRESS | CITY | STATE | ZIP CODE | COUNTY |
|---|---|---|---|---|---|---|
| 1 | SBY-1635 | 506 EAST NOCTURNE DRIVE | NASHVILLE | TN | 37207 | DAVIDSON |
| 2 | SBY-1637 | 3132 STONEY BROOK CIRCLE | ANTIOCH | TN | 37013 | DAVIDSON |
| 3 | SBY-1634 | 508 EAST NOCTURNE DRIVE | NASHVILLE | TN | 37207 | DAVIDSON |
| 4 | SBY-1632 | 405 BLUEGRASS AVENUE | MADISON | TN | 37115 | DAVIDSON |

# LEGAL DESCRIPTIONS

## EXHIBIT A-1

| | |
|---|---|
| STREET ADDRESS: | 506 EAST NOCTURNE DRIVE, NASHVILLE, TN, 37207 |
| COUNTY: | DAVIDSON |
| CLIENT CODE: | SBY-1635 |
| TAX PARCEL ID/APN: | 070-04-0-083.00 |

LAND IN DAVIDSON COUNTY, TENNESSEE BEING PART OF BLOCK A, ON THE MAP OF DEWEY HEIGHTS SUBDIVISION, AS OF RECORD IN BOOK 161, PAGE 94, REGISTER'S OFFICE FOR SAID COUNTY AND DESCRIBED ACCORDING TO A COPY OF A SURVEY MADE BY JOHN M. SULLIVAN, CIVIL ENGINEER, DATED MAY 13, 1958, AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHWESTERLY MARGIN OF MANILA STREET, IN THE NORTH MARGIN OF THE FIRST ALLEY NORTH OF WHITES CREEK PIKE; SAID POINT BEING 325 FEET NORTHEAST FROM SAID PIKE; THENCE WITH THE MARGIN OF MANILA STREET, NORTH 47DEGREES 45' EAST 50 FOOT TO A POINT; A CORNER OF LATHON LOT, WHICH IS SIMULTANEOUSLY HERE WITH BEING CORRECTED AS TO THE DESCRIPTION; THENCE WITH LATHON'S LINE, NORTH 49 DEGREES 19' WEST 216 FEET TO A POINT; THENCE SOUTH 52DEGREES 54' WEST 50 FEET TO THE NORTH MARGIN OF A 30 FOOT ALLEY ABOVE MENTIONED; THENCE WITH THE MARGIN OF THE SAME, SOUTH 49 DEGREES 07' EAST 220.0 FEET TO THE POINT OF BEGINNING.

THIS BEING THE SAME PROPERTY CONVEYED FROM BIJC, LLC, A TENNESSEE LIMITED LIABILITY COMPANY TO THE AMERICAN HOME REAL ESTATE PARTNERSHIP IV, LP BY DEED RECORDED ON 12/10/2012, IN BOOK/PAGE 20121210-0113554, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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## EXHIBIT A-2

| | |
|---|---|
| STREET ADDRESS: | 3132 STONEY BROOK CIRCLE, ANTIOCH, TN, 37013 |
| COUNTY: | DAVIDSON |
| CLIENT CODE: | SBY-1637 |
| TAX PARCEL ID/APN: | 150-07-0-069.00 |

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 82 ON THE PLAN OF TOWNS VILLAGE OF THE COUNTY OF RECORD IN PLAT BOOK 5200, PAGES 55 AND 56, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM BIJC, LLC, A TENNESSEE LIMITED LIABILITY COMPANY TO THE AMERICAN HOME REAL ESTATE PARTNERSHIP IV, LP BY DEED RECORDED ON 12/10/2012, IN BOOK/PAGE 20121210-0113555, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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**EXHIBIT A-3**

| | |
|---|---|
| STREET ADDRESS: | 508 EAST NOCTURNE DRIVE, NASHVILLE, TN, 37207 |
| COUNTY: | DAVIDSON |
| CLIENT CODE: | SBY-1634 |
| TAX PARCEL ID/APN: | 070 04 0 082.00 |

LAND IN DAVIDSON COUNTY, TENNESSEE BEING PART OF BLOCK A, ON THE MAP OF DEWEY HEIGHTS SUBDIVISION, AS OF RECORD IN BOOK 161, PAGE 94, REGISTER'S OFFICE FOR SAID COUNTY AND DESCRIBED ACCORDING TO A COPY OF A SURVEY MADE BY JOHN M. SULLIVAN, CIVIL ENGINEER, DATED MAY 13, 1958, AS FOLLOWS: BEGINNING AT THE NORTHWESTLY MARGIN OF MANILA STREET, 375 FEET NORTHEAST FROM THE NORTHERLY MARGIN OF WHITES CREEK PIKE, BEING 50 FEET NORTHEAST FROM AN ALLEY, AND BEING THE NORTHERLY FRONT CORNER OF THE LOT, WHICH IS SIMULTANEOUSLY HEREWITH BEING CORRECTED AS TO THE DESCRIPTION, OWNED BY SANDERS, THENCE WITH THE MARGIN OF MANILA STREET NORTH 47 DEGREES 45' EAST 50 FOOT TO A POINT; THENCE NORTH 49 DEGREES 31' WEST 211.7 FEET TO A POINT; THENCE SOUTH 52 DEGREES 54' WEST 50 FEET TO SAUNDER'S NORTHWEST CORNER; THENCE ALONG SAUNDER'S NORTH LINE, SOUTH 49 DEGREES 19' EAST 216 FEET TO THE POINT OF BEGINNING.

THIS BEING THE SAME PROPERTY CONVEYED FROM BIJC, LLC, A TENNESSEE LIMITED LIABILITY COMPANY TO THE AMERICAN HOME REAL ESTATE PARTNERSHIP IV, LP BY DEED RECORDED ON 12/10/2012, IN BOOK/PAGE 201212100113549, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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**EXHIBIT A-4**

| | |
|---|---|
| STREET ADDRESS: | 405 BLUEGRASS AVENUE, MADISON, TN, 37115 |
| COUNTY: | DAVIDSON |
| CLIENT CODE: | SBY-1632 |
| TAX PARCEL ID/APN: | 051 12 0 085.00 |

BEING THE WESTERLY PART OF LOT NO. 22 ON THE PLAN OF MONTAGUE PARK AS OF RECORD IN BOOK 421, PAGE 141, REGISTER'S OFFICE OF DAVIDSON COUNTY. SAID PART OF LOT NO. 22 FRONTS 80 FEET ON THE NORTHERLY SIDE OF BLUE GRASS AVENUE AND RUNS BACK 189.5 FEET, MORE OR LESS, ON THE EASTERLY LINE AND 191.5 FEET ON THE WESTERLY LINE TO A DEAD LINE, MEASURING 82 FEET THEREON.

THIS BEING THE SAME PROPERTY CONVEYED FROM BIJC, LLC. A TENNESSEE LIMITED LIABILITY COMPANY TO THE AMERICAN HOME REAL ESTATE PARTNERSHIP IV, LP BY DEED RECORDED ON 12/10/2012, IN BOOK/PAGE 20121210-0113545, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

Certificate of Authenticity

I, Jennifer Slifkin, 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 Georgia

County of Gwinnett

Personally appeared before me, Brenda Jeanne Young, a notary public for this county and state, Jennifer Slifkin who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

Notary's Seal (If on paper)

BRENDA JEANNE YOUNG NOTARY PUBLIC PICKENS COUNTY, GA Exp. Jan. 26, 2018