BILL GARRETT, Davidson County
Trans:T20150047943 DEEDWARRSP
Recvd: 06/16/15 16:00 5 pgs
Fees:28.00 Taxes:58312.00
20150616-0057419

SPECIAL WARRANTY DEED

FROM: Metro Manor, L.L.C., a Tennessee limited liability company
TO: 5th Avenue Multifamily Partners, LLC, a Delaware limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
5th Avenue Multifamily Partners, LLC 4515 Harding Road, Suite 210 Nashville, TN 37205	(same)	093-01-0-042.00

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Nashville City Center, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-8966

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Fifteen Million Seven Hundred Sixty Thousand and No/100 Dollars ($15,760,000.00).

Affiant

Subscribed and sworn to before me this the 15th day of June, 2015.

Notary Public

My Comm. Expires: 1-24-18

KIMBERLY SWAYZE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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 **METRO MANOR, L.L.C.**, a Tennessee limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **5th AVENUE MULTIFAMILY PARTNERS, LLC**, a Delaware 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 (the "Property"):

See **Exhibit "A"** attached hereto and by this reference made a part hereof.

Said property is transferred subject to the limitations, restrictions, and encumbrances set in **Exhibit "B"** attached hereto and made a part hereof (the "**Permitted Exceptions**").

This is improved property commonly known as 500 5th Avenue North, Nashville, Davidson County, Tennessee 37219.

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.

[This space intentionally left blank.]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 15th day of June, 2015.

GRANTOR:

METRO MANOR, L.L.C.

By: _____
Name: Frank F. Ghertner
Title: Chief Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Frank F. Ghertner, 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 Chief Manager of **METRO MANOR, L.L.C.**, a Tennessee limited liability company, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the foregoing entity.

Witness my hand and seal, this the 15th day of June, 2015.

_____
NOTARY PUBLIC

My Commission Expires: May 8, 2018

SUSANNE C. PUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, beginning at a point in the easterly right of way of Fifth Avenue North at the intersection of Gay Street thence with Fifth Avenue North, N 28 deg. 24 min. 00 sec. W 214.60' feet; thence with a curve turning to the right with an arc length of 43.95', with a radius of 20.00', with a chord bearing of N 34 deg. 33 min. 13 sec. E, with a chord length of 35.63', thence with a curve turning to the right with an arc length of 115.24', with a radius of 575.00', with a chord bearing of S 76 deg. 45 min. 04 sec. E, with a chord length of 115.05', thence with a curve turning to the right with an arc length of 203.90', with a radius of 827.00', with a chord bearing of S 63 deg. 56 min. 46 sec. E, with a chord length of 203.38', thence with a curve turning to the right with an arc length of 32.00', with a radius of 15.00', with a chord bearing of S 04 deg. 13 min. 57 sec. W, with a chord length of 26.27', thence S 65 deg. 20 min. 54 sec. W 203.51' feet; thence with a curve turning to the right with an arc length of 30.11', with a radius of 20.00', with a chord bearing of N 71 deg. 31 min. 33 sec. W, with a chord length of 27.34', which is the point of beginning, having an area of 39588 square feet, 0.91 acres, according to a survey made by Patrick S. Coode, RLS No. 855 with John Kohl and Co., P.C., dated April 28, 2005, File Number 57260-397.

BEING the same property conveyed to Metro Manor Apartments, a Tennessee joint venture by deeds of record in Book 9183, page 480, and Book 9183, page 484, Register's Office for Davidson County, Tennessee, the said Metro Manor Apartments, a Tennessee joint venture is now known as Metro Manor, LLC, as evidenced by Articles of Conversion of record in Book 10373, page 724, said Register's Office.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessment for the year 2015, and subsequent years, which are not yet due and payable.

2. Rights of tenants in possession as of the date hereof, as tenants only, under prior unrecorded residential leases without options to purchase or rights of first refusal.

3. Matters shown on the Plan of record in Book 2663, page (s) 120 and 121, said Register's Office, shows a 5' building setback line.

4. Restrictive Covenants contained in instrument of record in Book 2735, Page 473, and Book 3105, Page 583, said Register's Office.

5. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from Frank F. Ghertner, Trustee (lessor) to Powertel/Memphis, Inc. (lessee), of record in Book 10697, page 137, said Register's Office.

6. Easement Agreement of record as Instrument No. 20130517-0050091, said Register's Office.

7. Matters shown on that certain ALTA Property Survey for 5th Avenue Multifamily Partners, LLC prepared by Patrick S. Coode, T.R.L.S. #855, Patrick Coode and Company, LLC, dated April 6, 2015 as File No. 215-013.