BILL GARRETT, Davidson County
Trans:T20150057382 DEEDWARRSP
Recvd: 07/15/15 10:58 5 pgs
Fees:28.00 Taxes:49987.00
20150715-0068947

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $13,510,000.00. Affiant Subscribed and sworn to before me, this 14th day of July, 2015. Notary public My commission expires: Expires 8-7-2016

AMY K. BRIDWELL Notary Public DEKALB COUNTY, GA

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
5099 Linbar Holdings, LLC Attn: David DeShong 2964 Peachtree Road, Suite 360 Atlanta, GA 30305	SAME	148 00 0 162.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **LINBAR ASSOCIATES, LLC**, a Tennessee limited

liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **5099 LINBAR HOLDINGS, LLC**, a Georgia limited liability company, hereinafter called the Grantee, its successors, and its assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

A tract of land located in the 30th Councilmanic District of Nashville, Davidson County, Tennessee, being Lot No. 1 on the plan of Dominion House Apartments as shown on the plat of record in Book 4300, page 165, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron pin in the north boundary line of Haywood Acres Subdivision, Section Four, of record in Book 2900, page 93, Register's Office for Davidson County, Tennessee, said point being where the east right-of-way of Margo Lane intersects the north boundary of said Haywood Acres, Section Four, and proceeding as follows;

Thence, with said boundary, S67 deg. 44'37"W, 64.72 feet to an existing iron pin; thence, with said boundary, S17 deg. 06'38"W, 148.79 feet to an existing concrete monument;

Thence, with said boundary, N73 deg. 20'17"W, 182.00 feet to an existing concrete monument; thence, S66 deg. 27'44" W, 80.00 feet to an existing concrete monument, said point being the southwest corner of the property conveyed to Sunrise Apartments Partners, of record in Instrument Number 20110623-0048376, Register's Office for Davidson County, Tennessee;

Thence, leaving said Haywood Acres, Section Four, and with said Sunrise Apartments Partners, N02 deg. 51'20"E, 660.80 feet to an existing iron pin; thence, with said Sunrise Apartments Partners, N02 deg. 42'20" E, 279.90 feet to an existing iron pin in the south margin of Linbar Drive;

Thence, leaving said Sunrise Apartments Partners, and with said margin of Linbar Drive, and with a curve to the left, having a central angle of 13 deg. 27'48", a radius of 389.61 feet, an arc length of 91.55 feet, and a chord of N69 deg. 17'33" E, 91.34 feet to an existing iron pin;

Thence, continuing with said margin, N61 deg. 40'05" E, 110.71 feet to an existing iron pin; thence, continuing with said margin, and with a curve to the right, having a central angle of 08 deg. 40'37", and a radius of 368.83 feet, an arc length of 55.86 feet, and a chord of N65 deg. 28'57" E, 55.80 feet to an existing iron pin in the east line of the property conveyed to South Brook Apartments of record in Instrument Number 20060217-0019198, Register's Office for Davidson County, Tennessee;

Thence, leaving said margin and with said South Brook Apartments, S15 deg. 57'48" E, 575.93 feet to an existing iron pin;

Thence, with said South Brook Apartments, S87 deg. 11'49" E, 77.57 feet to an existing iron pin;

Thence, with said South Brook Apartments S02 deg. 31'53" W, 384.66 feet to an existing iron pin in the north boundary line of said Haywood Acres, Section Four;

Thence, with said Haywood Acres, Section Four, N74 deg. 32'52"W, 152.82 feet to the beginning, containing 376,917 square feet or 8.65 acres, more or less, according to the ALTA/ACSM Land Title Survey of Dominion House Apartments dated June 9, 2015, last revised July 8, 2015, by Crawford & Cummings, P.C., J. Alan Cummings, RLS, Tennessee License No. 2351, 1929 21st Avenue South, Nashville, Tennessee 37212, Project No. 15-063 (A).

Being the same property conveyed to Linbar Associates, LLC, a Tennessee limited liability company, from Dominion House Limited, a Tennessee limited partnership, of record in Book 5932, page 413, Register's Office for Davidson County, Tennessee, Linbar Associates, a Tennessee partnership having changed its name to Linbar Associates, LLC, a Tennessee limited liability company, as set forth in certificate of record as Instrument No. 20100811-0063366, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All taxes and assessments for 2015 and subsequent years, a lien not yet due and payable.
2. Provisions of Plan of Dominion House Apartments of record in Book 4300, page 165, Register's Office for Davidson County, Tennessee.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, of record in Book 4695, page 504, Register's Office for Davidson County, Tennessee.
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, of record in Book 4898, page 117, Register's Office for Davidson County, Tennessee.
5. Matters shown on ALTA/ACSM Land Title Survey of Dominion House Apartments dated June 9, 2015, last revised July 8, 2015, by Crawford & Cummings, P.C., J. Alan Cummings, RLS, Tennessee License No. 2351, 1929 21st Avenue South, Nashville, Tennessee 37212, Project No. 15-063 (A).
6. Rights of tenants in possession under unrecorded apartment leases, as tenants only.
7. Lease Agreement dated November 4, 2004, between Coinmach Corporation and Linbar Associates, G.P., not of record.

This is improved property known as 5099 Linbar Drive, Nashville, Davidson County, Tennessee 37211.

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 its assigns, forever; and Grantor covenants with the said Grantee and binds Grantor, its successors, and its assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and its assigns against the lawful claims of all persons whomsoever arising by, through, or under the Grantor, but not otherwise.

{Signature page to follow}

WITNESS my hand effective as of the 10th day of July, 2015.

GRANTOR:

LINBAR ASSOCIATES, LLC,
a Tennessee limited liability company

By: **DAVIS FAMILY INVESTMENT COMPANY, L.P.,**
a Tennessee limited partnership, its Manager

By: _____
W. Kirby Davis, Jr., General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **W. KIRBY DAVIS, JR.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **GENERAL PARTNER** 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 10th day of July, 2015.

_____
Notary Public

My Commission Expires: 10/18/16

PAULETTE N. WASSEL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

610873.1/2015402