Davidson County DEEDWARRSP
Recvd: 07/16/15 13:39 5 pgs
Fees:28.00 Taxes:43105.00
20150716-0069595

This Instrument Prepared By:

Kenneth P. Ezell, Jr.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Towers on Western, LLC 15332 Antioch Street, #540 Pacific Palisades, CA 90272	Same as New Owner Towers on Western, LLC 15332 Antioch Street, #540 Pacific Palisades, CA 90272
Map & Parcel No.: 148 00 0 155.00 and 148 00 0 160.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which are hereby acknowledged, **NEW BAVARIA ASSOCIATES, LLC**, a Delaware limited liability company ("Grantor"), has bargained and sold and does hereby transfer and convey unto **TOWERS ON WESTERN, LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

See Exhibit A

This is improved property known as 3969 Apache Trail, Antioch, Tennessee and 4501 Packard Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, 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.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property, to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, and subject to easements, restrictions and other matters of record, all and singular, to the extent valid, subsisting and enforceable.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15 day of July, 2015.

NEW BAVARIA ASSOCIATES, a
Delaware limited liability company

By: _____
Name: Jon J Goodman
Title: President

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF PHILADELPHIA)

Personally appeared before me, Heather F Martinelli, a Notary Public in and for said County and Commonwealth, Jon J Goodman, 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 the President of **NEW BAVARIA ASSOCIATES, LLC**, a Delaware limited liability company, the Grantor of the foregoing instrument, and is authorized by such Grantor to execute this instrument on behalf of such Grantor.

WITNESS my hand, at office, this 10th day of July, 2015.

_____
NOTARY PUBLIC

My Commission Expires:
June 20, 2019

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
HEATHER F MARTINELLI
Notary Public
CITY OF PHILADELPHIA, PHILADELPHIA CNTY
My Commission Expires Jun 20, 2019

The actual consideration or value, whichever is greater, for this transfer is $11,650,000.00

AFFIANT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)

Subscribed and sworn to (or affirmed) before me this 10th day of July ,2015, by Gary M. Leshgold, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal)

VIVIAN DELOS SANTOS
Commission # 2036785
Notary Public - California
Los Angeles County
My Comm. Expires Aug 12, 2017

Signature:

Exhibit A

Legal Description

Beginning at an iron pin in the southwesterly margin of Apache Trail, as widened said iron pin being North 44 degrees 41' West from center line of Packard Drive along margin of Apache Trail extended, a distance of 50 feet; thence around a curve to the right, having a radius of 25 feet, southwestwardly 39.27 feet to an iron pin in the northwesterly margin of Packard Drive; thence with the margin of same, South 45 degrees 09' West, 58.33 feet to a point; thence along a curve to the right, having a radius of 388.81 feet, 111.97 feet to a point; thence continuing with the margin of same, South 61 degrees 39' West, 108.00 feet to a point; thence with a curve to the left, having a radius of 1639.15 feet, 388.12 feet to a point; thence South 48 degrees 05' West, 121.00 feet to an iron pin; thence leaving Packard Drive, North 41 degrees 32' West, 355.00 feet to an iron pin; thence North 80 degrees 30' West, 99.00 feet to an iron pin; thence South 68 degrees 05' West, 166.00 feet to an iron pin; thence North 21 degrees 18' West, 266.00 feet to an iron pin in the southerly line of the Chris Anton property; thence South 88 degrees 54' East, 286.92 feet to an iron pin; thence North 31 degrees 01' East, 132.56 feet to an iron pin; thence North 8 degrees 13' East, 265.15 feet to a stake; thence North 6 degrees 13' East, 214.80 feet to an iron pin; thence North 40 degrees 24' East, 146.42 feet to an iron pin in the northerly margin of Apache Trail, as widened; thence with the margin of same, South 62 degrees 17' East, 101.56 feet to an iron pin in said margin; thence continuing South 44 degrees 51' East, 872.42 feet to the point of beginning, containing 14.688 acres, more or less.

Being the same property conveyed to New Bavaria Associates, LLC, a Delaware limited liability company by Special Warranty Deed dated 11/23/2005 from Alliance LHMD Limited Partnership, a Delaware limited partnership of record in Instrument 20051130-0144076, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Sandra S. Jackson, do hereby make oath that I am 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.

Sandra S. Jackson

State of TENNESSEE

County of RUTHERFORD

Personally appeared before me, Julie Read, a notary public for this county and state, Sandra S. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Julie Read, Notary

My Commission Expires: 2-20-17

JULIE N. READ
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY