Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Champion Amplify, LLC c/o Champion Real Estate Company 11620 Wilshire Boulevard, Suite 1150 Los Angeles, California 90025	Map-Par. 082-12-0-396.00; 082-12-0-C001.00; 082-12-0-C002.00; 082-12-0-C003.00; 082-12-0-C004.00; 082-12-0-C005.00; 082-12-0-C006.00; 082-12-0-C007.00; 082-12-0-C008.00; 082-12-0-C009.00; 082-12-0-C010.00; 082-12-0-C011.00; 082-12-0-C012.00; 082-12-0-C013.00; 082-12-0-C014.00; 082-12-0-C015.00; 082-12-0-C016.00; 082-12-0-C017.00; 082-12-0-C018.00; 082-12-0-C019.00; 082-12-0-C020.00; 082-12-0-C021.00; 082-12-0-C022.00; and 082-12-0-C023.00	Same Address as New Owner
This instrument prepared by: David A. Rutter, Esq., Bradley Arant Boult Cummings, LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, EAST SIDE DEVELOPMENT PARTNERS, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to CHAMPION AMPLIFY, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, the following real property (the "Real Property"): (i) all of the condominium units described as Tract I on **Schedule 1**, attached hereto and incorporated herein by reference, together with all interest in the common elements of the Amplify on Main Townhomes and all other rights, interest, easements and hereditaments appurtenant to such units; and (ii) the real property described as Tract II on **Schedule 1**, together with all rights, interests, easements and hereditaments appurtenant thereto.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on **Schedule 2**, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

This is improved property commonly known by the street addresses set forth on **Schedule 3**, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee, its successors and assigns, that the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances. Grantor covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

BILL GARRETT, Davidson County
Trans:T20150058088 DEEDWARRSP
Recvd: 07/16/15 15:59 5 pgs
Fees:28.00 Taxes:52170.00
20150716-0069771

IN WITNESS WHEREOF, the Grantor has executed this Deed this 14TH day of July, 2015.

GRANTOR:

East Side Development Partners, LLC

By: _____
Adam Leibowitz,
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, which is greater, for this transfer is $14,100,000.00.

_____
Affiant

Subscribed and sworn to before me this 14TH day of July, 2015.

_____
Notary Public
My Commission Expires: 9/25/2018

ANN E. DEVOE-SUL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires SEPT. 25, 2018

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, Adam Leibowitz, 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 President of East Side Development Partners, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of said limited liability company by himself as such officer.

Witness my hand seal at office this 14TH day of July, 2015.

_____
Notary Public

My Commission Expires: 9/25/2018

ANN E. DEVOE-SUL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires SEPT. 25, 2018

7/3678176.3
209870-301001

SCHEDULE 1
DESCRIPTION OF PROPERTY

Tract No. I:

Unit Nos. B1, B2, B3, B4 and B5 of Building B; Units Nos. C1, C2, C3, C4, C5 and C6 of Building C; Unit Nos. D1, D2, D3, D4 and D5 of Building D; and Unit Nos. E1, E2, E3, E4, E5, E6 and E7 of Building E, all as created by the horizontal property regime created by the Declaration Establishing Amplify on Main Townhomes (the "Original Declaration") of record as Instrument Number 20131004-0104503 in the Register's Office for Davidson County, Tennessee, as amended by that certain First Amendment to Declaration Establishing Amplify On Main Townhomes of record as Instrument Number 20150706-0065291 in the Register's Office for Davidson County, Tennessee. Such units are depicted on the plat attached as Exhibit "B" to the Original Declaration.

Tract No. II:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat for East Side Apartments of record as Instrument No. 20131030-0112473, said Register's Office, to which plat reference is hereby made for a more accurate property description.

Being same the property conveyed to EAST SIDE DEVELOPMENT PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by deed from David A. Smith, Trustee of the David A. Smith Inheritance Trust, as to an undivided one-half (1/2) interest, and Dora Tomchak, Executrix of the Edgar E. Harlin, Jr. Estate, as to an undivided one-half (1/2) interest of record as Instrument No. 20130904-0093127, Register's Office for Davidson County, Tennessee.

SCHEDULE 2
PERMITTED ENCUMBRANCES

1. The rights of tenants under unrecorded leases;

2. Real property taxes and assessments for the year 2015 and subsequent years;

3. Reservations, exceptions, covenants, conditions, restrictions, agreements, easements, setback lines and other matters of record;

4. Zoning regulations and other governmental laws, rules, regulations, codes, orders and directives affecting the Property;

5. Unrecorded easements, discrepancies, boundary line disputes, overlaps, shortages in area, encroachments and other matters that would be revealed by an accurate survey or inspection of the Property;

6. Matters arising as a result of the acts or omissions of Grantee or any of its affiliates, agents, employees, contractors or representatives;

7. Declaration of Restrictions and Covenants for Stormwater facilities and systems of record as Instrument No. 20130918-0098312, Register's Office for Davidson County, Tennesse;

8. Memorandum of Development Agreement of record as Instrument No. 20130927-0102012, Register's Office for Davidson County, Tennessee, as amended by that certain Modification of Development Agreement and Development and Financing Agreement of record as Instrument No. 20150716-0069769, Register's Office for Davidson County, Tennessee, and as further amended by that certain Certificate of Completion and MDHA Consent and Estoppel Certificate of record as Instrument No. 20150716-0069770, Register's Office for Davidson County, Tennessee;

9. Matters shown on the Plan of record as Instrument No. 20131030-0112473, Register's Office for Davidson County, Tennessee;

10. Declaration Establishing Amplify on Main Townhomes of record as Instrument No. 20131004-0104503, Register's Office for Davidson County, Tennessee, as amended by that certain First Amendment to Declaration Establishing Amplify on Main Townhomes of record as Instrument No. 20150706-0065291, Register's Office for Davidson County, Tennessee;

11. Easement of record as Instrument Nos. 20140228-0017326, Register's Office for Davidson County, Tennessee;

12. Easement of record as 20140228-0017327, Register's Office for Davidson County, Tennessee;

13. Easement of record as Instrument No. 20140902-0079902, Register's Office for Davidson County, Tennessee; and

14. Matters set forth on the ALTA/ACSM Land Title Survey by Steven D. Delle, TN RLS No. 1710 with Delle Land Surveying dated February 23, 2015, last revised June 6, 2015, and designated as Job No. 12658.

SCHEDULE 3
STREET ADDRESSES OF PROPERTY

Street Address	City	State	Zip Code	Tax Parcel
20 McFerrin Avenue	Nashville	TN	37206	082 12 0 396.00
22 McFerrin Avenue	Nashville	TN	37206	082 12 0 396.00
909 Main Street	Nashville	TN	37206	082 12 0 396.00
911 Main Street	Nashville	TN	37206	082 12 0 396.00
913 Main Street	Nashville	TN	37206	082 12 0 396.00
915 Main Street	Nashville	TN	37206	082 12 0 396.00
917 Main Street	Nashville	TN	37206	082 12 0 396.00
919 Main Street	Nashville	TN	37206	082 12 0 396.00
30 McFerrin Avenue	Nashville	TN	37206	082 12 0 396.00
32 McFerrin Avenue	Nashville	TN	37206	082 12 0C 011.00CO
34 McFerrin Avenue	Nashville	TN	37206	082 12 0C 010.00CO
36 McFerrin Avenue	Nashville	TN	37206	082 12 0C 009.00CO
38 McFerrin Avenue	Nashville	TN	37206	082 12 0C 008.00CO
40 McFerrin Avenue	Nashville	TN	37206	082 12 0C 007.00CO
42 McFerrin Avenue	Nashville	TN	37206	082 12 0C 006.00CO
44 McFerrin Avenue	Nashville	TN	37206	082 12 0C 005.00CO
46 McFerrin Avenue	Nashville	TN	37206	082 12 0C 004.00CO
48 McFerrin Avenue	Nashville	TN	37206	082 12 0C 003.00CO
50 McFerrin Avenue	Nashville	TN	37206	082 12 0C 002.00CO
52 McFerrin Avenue	Nashville	TN	37206	082 12 0C 001.00CO
912 Ramsey Street	Nashville	TN	37206	082 12 0C 017.00CO
914 Ramsey Street	Nashville	TN	37206	082 12 0C 018.00CO
916 Ramsey Street	Nashville	TN	37206	082 12 0C 019.00CO
918 Ramsey Street	Nashville	TN	37206	082 12 0C 020.00CO
920 Ramsey Street	Nashville	TN	37206	082 12 0C 021.00CO
922 Ramsey Street	Nashville	TN	37206	082 12 0C 022.00CO
924 Ramsey Street	Nashville	TN	37206	082 12 0C 023.00CO
928 Ramsey Street	Nashville	TN	37206	082 12 0C 016.00CO
930 Ramsey Street	Nashville	TN	37206	082 12 0C 015.00CO
932 Ramsey Street	Nashville	TN	37206	082 12 0C 014.00CO
934 Ramsey Street	Nashville	TN	37206	082 12 0C 013.00CO
936 Ramsey Street	Nashville	TN	37206	082 12 0C 012.00CO