Davidson County DEEDWARRSP
Recvd: 11/02/15 13:56 5 pgs
Fees:28.00 Taxes:22570.00
20151102-0111331

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 $6,100,000.00. Elizabeth Peeloff Affiant Subscribed and sworn to before me, this 30th day of October, 2015. Jodean M. King Notary public My commission expires: 6/20/2017

JODEAN M. KING STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
1000 Thompson Place Holdings, LLC Attn: J. David DeShong 2964 Peachtree Road, Suite 360 Atlanta, GA 30305	SAME	10713013200

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, **TERRACE HILL APARTMENTS, GP**, a

Tennessee general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **1000 THOMPSON PLACE 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:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the south margin of Thompson Place, east of Murfreesboro Road being designated as Lot No. 1 of Lavista Villa Apartments, of record in Book 4060, page 29, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the south margin of Thompson Place, said point being the northwest corner of Jerome B. Guttman property of record in Deed Book 3981, page 142, Register's Office for said County, and the northwest corner of the herein described property; thence with said southerly margin and a curve concave to the south having a radius of 2839.79 feet, a central angle of 04 deg. 07 min. 31 sec. and a chord of North 77 deg. 02 min. 37 sec. East 204.42 feet for an arc length of 204.47 feet to a point; thence continuing with said margin, North 79 deg. 16 min. 55 sec. East 138.42 feet to a point; thence leaving said margin with the west line of SEG Investments, LP, of record as Instrument No. 200205240063270, Register's Office for said County; South 12 deg. 03 min. 59 sec. East, 176.03 feet to a point; thence, North 79 deg. 05 min. 31 sec. East, 197.11 feet to a point; thence with the west line of Crestview, Ltd., of record in Deed Book 6194, page 922, Register's Office for said County, South 12 deg. 50 min. 17 sec. East, 72.20 feet to an iron pin; thence South 82 deg. 24 min. 53 sec. West, 74.94 feet to an iron pin; thence, South 07 deg. 10 min. 00 sec. East, 144.69 feet to an iron pin; thence, with the north line of Ben R. Belly, of record as Instrument No. 199912160303938, Register's Office for said County; South 76 deg. 43 min. 52 sec. West, 50.16 feet to a point; thence, South 61 deg. 28 min. 55 sec. West, 31.00 feet to a point; thence, with the north line of Farris D. Snoddy, of record in Book 9388, page 653, Register's Office for said County, South 56 deg. 08 min. 55 sec. West, 59.00 feet to a point; thence South 53 deg. 55 min. 56 sec. West, 121.64 feet to a point; thence, with the east line of the NES Power Board of record in Book 1714, page 30, Register's Office for said County, and the Southern Baptist Foundation, Trustee, of record in Book 10304, page 373, Register's Office for said County; North 25 deg. 51 min. 45 sec. West, 292.56 feet to a point; thence, with the north line of aforementioned Jerome Guttman and Mandell and David E. Cypress, et al, of record in Instrument No. 2003020415147, Register's Office for said County, North 48 deg. 25 min. 47 sec. West, 233.08 feet to the point of beginning, containing 127,630 square feet or 2.93 acres, more or less.

TOGETHER with (a) NON-EXCLUSIVE 25 foot easement to be used as a private road, established in deed of record in Book 3035, page 55, Register's Office for Davidson County, Tennessee, and shown on ALTA/ACSM Land Title Survey dated March 10, 2003, updated, November 8, 2004 and revised December 9, 2004, by Crawford Land Surveyors, P.C., and (b) Buttress and Retaining Wall Easement of record in Instrument No. 20140327-0025242, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Watervliet Shores Associates, a Tennessee general partnership, to Terrace Hill Apartments, GP, a Tennessee general partnership, by deed of record as Instrument No. 20010111-0003729, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All taxes and assessments for 2016 and subsequent years.
2. Matters shown on the Plan of record in Book 4060, page 29, 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 4081, page 789, Register's Office for Davidson County, Tennessee.
4. Easement reserved in deed of record in Book 3035, page 55, Register's Office for Davidson County, Tennessee.
5. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20120124-0006660, Register's Office for Davidson County, Tennessee.
6. Matters shown on the survey of J. Alan Cummings, RLS, No. 2351, Crawford & Cummings, P.C., dated March 10, 2003, updated November 8, 2004, revised December 9, 2004 and revised September 11, 2015, File No. (A)15-100 04146 TM. PRO (Terrace Hill).
7. Buttress and Retaining Wall Easement of record in Instrument No. 20140327-0025242, Register's Office for Davidson County, Tennessee.
8. Rights of tenants in possession under unrecorded apartment leases.

This is improved property known as 1000 Thompson Place, Nashville, Tennessee 37217.

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 30th day of October, 2015.

GRANTOR:

TERRACE HILL APARTMENTS, GP,
a Tennessee general partnership

By: _____
W. Kirby Davis, Jr., Managing 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 **MANAGING 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 28th day of October, 2015.

_____
Notary Public

My Commission Expires: 3/7/2017

MONICA L. BARFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith 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: 6/20/2017

Notary Seal:

