Davidson County DEEDWARRSP
Recvd: 11/03/15 10:29 7 pgs
Fees:38.00 Taxes:22200.00
20151103-0111794

SPECIAL WARRANTY DEED

FROM: Sealey BPI Partners, LLC, a Delaware limited liability company, Grantor

TO: Orchard Park Partners LLC, a Tennessee limited liability company, Grantee

This instrument was prepared by:

Lea W. Stouffer
6507 Brownlee Dr.
Nashville, Tennessee 37205

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Send Tax Bills To: **Orchard Park Partners LLC** **14 Steuben Lane** **Jackson, NJ 08527**		043-06-0-222.00 043-06-0-227.00

STATE OF New Jersey)
COUNTY OF Ocean)

The actual consideration or value, whichever is greater, for this transfer is Six Million and No/100 Dollars ($6,000,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 27 day of October, 2015.

Notary Public

DANIELA F GRACA
ID # 2329410
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires August 5, 2020

My Commission Expires:_____

FOR AND IN CONSIDERATION OF the sum of Six Million and No/100 Dollars ($6,000,000.00), the receipt and sufficiency of which are hereby acknowledged, Sealey BPI

Partners, LLC, a Delaware limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Orchard Park Partners LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Nashville, Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, structures and/or fixtures located thereon (the "Property").

The Property is improved property known as 203 Sealey Drive in Madison, TN 37115.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

SIGNATURE PAGE TO FOLLOW.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

Witness my hand as of the 29 day of October, 2015.

Sealey BPI Partners, LLC, a Delaware limited liability company

By: BPI Fund, LLC, a Delaware limited liability company, its sole Member and Managing Member

By: CHW Partners, LLC, a Delaware limited liability company, its Managing Member

By: _____
William M. Warfield,
its Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jan Bachus, a Notary Public of said County and State, personally appeared William M. Warfield 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 Managing Member of CHW Partners, LLC, a Delaware limited liability company, the Managing Member of BPI Fund, LLC, a Delaware limited liability company and sole Member and Managing Member of Sealey BPI Partners, LLC, a Delaware limited liability company, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained by signing himself as Managing Member of CHW Partners, LLC, a Delaware limited liability company, the Managing Member of BPI Fund, LLC, a Delaware limited liability company and sole Member and Managing Member of Sealey BPI Partners, LLC, a Delaware limited liability company.

Witness my hand and seal, at Office, this 21st day of October, 2015.

_____
Notary Public

My Commission Expires: 3/7/17

JAN L. BACHUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN

EXHIBIT A

PROPERTY DESCRIPTION

Two tracts of land in the Eleventh Civil District of Davidson County, Tennessee, said tracts being more particularly described as Lots 293 and 285 on Plat of Madison Park, Section 4, of record in Book 3842, page 269, Register's Office for Davidson County, Tennessee, both Lots being more particularly described as follows:

Tract I:

Beginning at an iron rod situated in the North right of way of North Dupont Avenue, said point also being the southwest corner of described lot, being lot 293 on the Madison Park Subdivision, Section 4 as of recorded in Plat Book 3842 Page 269;

Thence, leaving said right of way, North 14 degrees 31 minutes 08 seconds East, a distance of 573.19 feet to an iron rod;

Thence, North 16 degrees 14 minutes 08 seconds East, a distance of 301.20 feet to an iron rod in the South right of way of Roosevelt Avenue;

Thence with said right of way, South 80 degrees 06 minutes 52 seconds East, a distance of 8.20 feet to an iron rod;

Thence with a curve to the left , with a delta angle of 07 degrees 12 minutes 05 seconds, a radius of 376.29 feet, an arc length of 47.30 feet and having a chord bearing of South 83 degrees 44 minutes 52 seconds East 47.26 feet to an iron rod;

Thence with a curve to the right, with a delta angle of 82 degrees 55 minutes 38 seconds, a radius of 25.00 feet, an arc length of 36.18 feet and having a chord bearing of South 45 degrees 55 minutes 09 seconds East 33.11 feet to an iron rod in the westerly right of way of Sealey Drive;

Thence with said right of way, with a curve to the right, with a delta angle of 19 degrees 00 minutes 59 seconds, a radius of 769.66 feet, an arc length of 255.45 feet and having a chord bearing of South 05 degrees 03 minutes 05 seconds West 254.28 feet to an iron rod;

Thence, South 14 degrees 33 minutes 35 seconds West, a distance of 585.40 feet to an iron rod;

Thence with a curve to the right with a delta angle of 87 degrees 44 minutes 00 seconds, a radius of 25.00 feet, an arc length of 38.28 feet and having a chord bearing of South 58 degrees 25 minutes 35 seconds West 34.65 feet to an iron rod in the North right of way of North Dupont Avenue;

Thence with said right of way, North 77 degrees 39 minutes 56 seconds West, a distance of 110.23 feet to the point of beginning and containing 112,181 square feet or 2.58 acres of land.

Tract II:

Beginning at an iron rod situated in the Easterly right of way of Sealey Drive, said point also being the Southwest corner of described lot, being lot 285 on the Madison Park Subdivision, Section 4 as of recorded in Plat Book 3842 Page 269;

Thence, with said right of way, North 14 degrees 33 minutes 35 seconds East, a distance of 318.50 feet to a iron rod;

Thence with a curve to the left, with a delta angle of 19 degrees 01 minutes 01 seconds, a radius of 819.66 feet, an arc length of 272.05 feet and having a chord bearing of North 05 degrees 03 minutes 04 seconds East 270.80 feet to an iron rod;

Thence, with a curve to the right, with a delta angle of 82 degrees 54 minutes 00 seconds, a radius of 25.00 feet, an arc length of 36.17 feet and having a chord bearing of North 36 degrees 59 minutes 34 seconds East 33.10 feet to an iron rod in the South right of way of Roosevelt Avenue;

Thence, with said right of way, with a curve to the left, with a delta angle of 10 degrees 23 minutes 37 seconds, a radius of 376.29 feet, an arc length of 68.26 feet and having a chord bearing of South 73 degrees 06 minutes 36 seconds East 68.17 feet to an iron rod;

Thence, leaving said right of way, South 22 degrees 00 minutes 25 seconds East, a distance of 92.33 feet to an iron rod;

Thence, South 00 degrees 41 minutes 25 seconds East, a distance of 340.90 feet to an iron rod;

Thence, South 07 degrees 56 minutes 48 seconds West, a distance of 258.57 feet to an iron rod;

Thence, North 73 degrees 06 minutes 40 seconds West, a distance of 200.67 feet to the point of beginning and containing 97,524 square feet or 2.24 acres of land.

Being the same property conveyed to Sealey BPI Partners, LLC, a Delaware limited liability company, by Special Warranty Deed from Sealey Apartments, Ltd., a Tennessee limited partnership, of record as Instrument No. 20081022-0105861, Register's Office for Davidson County, Tennessee.

The above description is the same as that contained in the prior deed.

EXHIBIT B

Encumbrances

1. Lien of 2015 Real Estate Taxes, not yet due and payable.

2. Rights of tenants in possession as of the date hereof, as tenants only, under unrecorded residential leases.

3. All other easements, restrictions and stipulations of record and all governmental laws, ordinances and regulations affecting the Property.

True Copy Certification

I, Chana Skaly, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of New Jersey

County of Ocean

Personally appeared before me, Daniela Graca, a notary public for this county and state, Chana Skaly who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DANIELA F GRACA
ID # 2329410
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires August 5, 2020

My Commission Expires: _____
Notary' Seal (if on paper)