BILL GARRETT, Davidson County
Trans:T20150102777 DEEDWARRSP
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Fees:23.00 Taxes:88800.00
20151204-0122467

SPECIAL WARRANTY DEED

FROM: Riverwood Multifamily Partners, LLC, a Delaware limited liability company
TO: Riverview Partnership, a Tennessee general partnership

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
Riverview Partnership 4535 Harding Pike, Suite 309 Nashville, Tennessee 37205	(same)	102-00-0-073.00

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Nashville City Center, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-8966

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Twenty-Four Million and No/100 Dollars ($24,000,000.00).

Affiant

Subscribed and sworn to before me this the 2 day of December, 2015.

Notary Public

My Comm. Expires: 11/5/18

HEATHER R. CLAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2018

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **RIVERWOOD MULTIFAMILY PARTNERS, LLC**, a Delaware limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **RIVERVIEW PARTNERSHIP**, a Tennessee general partnership, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

A tract of land located in Metropolitan Nashville/Davidson County, Tennessee, being more particularly described according to a boundary and as built survey dated August 22, 1989, as

updated on July 18, 1990, January 14, 1991, April 9, 1996 and revised January 27, 1997, by Michael V. Holmes, Registered Land Surveyor No. 213, as follows:

Beginning at a point in the northerly right-of-way margin of Cabot Drive, said point being the southwesterly corner of "Riverbend" Apartments, of record in Book 4551, Page 466, Register's Office for Davidson County, Tennessee;

Thence, South 48° 26'22" West, 169.03 feet to a point; thence, with a curve to the left (having a chord of South 45°38'17" West, 581.53 feet, a central angle of 06°36'09" and a radius of 5949.58 feet) a distance of 581.76 feet to a point; thence North 44°07'46" West, 230.00 feet to a point; thence, North 17°45'09" West, 917.33 feet to a point; thence, North 51°28'39" East, 465.00 feet to a point; thence, South 18°54'52" East, 564.00 feet to a point; thence, with a curve to the right (having a chord of South 63°50'02" East, 374.60 feet, a central angle of 44° 00' 00" and a radius of 500.00 feet) a distance of 383.97 feet to a point; thence, South 41°50'01" East, 148.81 feet to the point of beginning, containing 602,879.27 square feet, or 13.8402 acres.

Being the same property conveyed to RIVERWOOD MULTIFAMILY PARTNERS, LLC, a Delaware limited liability company, by special warranty deed from RNM RIVERWOOD GENERAL PARTNERSHIP, a Tennessee general partnership, of record in Instrument No. 20141114-0105459, recorded November 14, 2014, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.

2. Rights and claims of parties in possession.

3. Any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained by an inspection of the land or by making inquiry of person(s) in possession thereof.

4. General or special taxes and assessments required to be paid in the year 2015 and subsequent years for Map-Par. 102-00-0-073.00.

5. Flowage easement of record in Book 2155, Page 311, said Register's Office.

6. A 20-foot sanitary sewer easement reserved in the deed of record in Book 6051, Page 883, said Register's Office.

7. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20130517-0050051, said Register's Office.

8. Easement for the flow of the waters of the Cumberland River and the rights of the public

therein.

9. Rights of upper and lower riparian owners to the flow of the water of the Cumberland River, free from diminution or pollution.

10. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Cumberland River.

11. Title to that portion of the land lying below the ordinary low water mark of the Cumberland River.

This is improved property commonly known as 7388 Cabot Drive, Nashville, Tennessee 37209.

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 assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature page follows]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 3 day of December, 2015.

GRANTOR:

RIVERWOOD MULTIFAMILY PARTNERS, LLC, a Delaware limited liability company

By: _____
Name: Gavan D. White
Title: Authorized Officer

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Gavan D. White, 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 Authorized Officer of **RIVERWOOD MULTIFAMILY PARTNERS, LLC**, a Delaware limited liability company, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the foregoing entity.

Witness my hand and seal, this the 19th day of November, 2015.

_____
NOTARY PUBLIC

My Commission Expires: 1.24.17

KIMBERLY SWAYZE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD