Davidson County DEEDWARRSP
Recvd: 12/14/15 15:49 5 pgs
Fees:28.00 Taxes:20488.20
20151214-0125719

STATE OF TEXAS }
COUNTY OF DALLAS }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,537,350.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF DECEMBER, 2015.

NOTARY PUBLIC

My Commission expires: 11/10/19

SHERRIE ANNE HORVAT
Notary Public, State of Texas
Comm. Expires 11-10-2019
Notary ID 130435377

THIS INSTRUMENT PREPARED BY:

Lisa M. Haines, Esq., c/o Polsinelli PC, 900 W. 48th Place, Suite 900, Kansas City, MO 64112
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
PDG Germantown Apartments LLC (NAME)	c/o PDG Germantown Apartments LLC (NAME)	082090193000
4228 N. Central Expressway, Suite 300 (ADDRESS)	4227 N. Central Expressway, Suite 300 (ADDRESS)	088209019800
Dallas, TX 75206 (CITY) (STATE) (ZIP)	Dallas TX 75206 (CITY) (STATE) (ZIP)	

Special Warranty Deed

For and in Consideration of the sum of Ten and no/100 ($10.00) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, PDG Germantown Apartments LLC, a Tennessee limited liability company, hereinafter called the **GRANTOR**, has bargained and sold, and by these presents does transfer and convey unto the following parties, as tenants in common, the undivided interests set forth below:

Grantees	Undivided Interests
JEP Germantown LLC, a Tennessee limited liability company	7.97%
SP Germantown LLC, a Tennessee limited liability company	7.97%
HP Germantown Interests LLC, a Texas limited liability company	4.86%
MW Germantown LLC, a Tennessee limited liability company	1.21%
Price Germantown LLC, a Tennessee limited liability company	63.18%

hereinafter called the **GRANTEES**, their successors and assigns (and hereby retains a 14.81% undivided interest in), a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

legal page 2

51766872.3

Please return to:
First American Title Insurance Company
1201 Walnut, Suite 700
Kansas City, MO 64106
Attn: Theresa Hylton
File No. 4476647

BEING Lot Nos. 1 and 2 as shown on the Germantown PDG Multi Family Final Plat of record in Instrument No. 201509220096029, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed from Angelo M. Formosa Foods, Inc., to PDG Germantown Apartments LLC, by Deeds of record as Document No. 20150123-0006930 and 20150123-0006931 and conveyed from Wang's Enterprises, Inc., to PDG Germantown Apartments LLC, by Deeds of record as Document No. 20150123-0006932 and 20150123-0006933, in the Register's Office for Davidson County, Tennessee.

Conveyance is made subject to the exceptions listed on Exhibit A attached hereto.

unimproved (X)
This is improved ( ) property, known as

1309 3rd Avenue and 1304 4th Avenue		Nashville	Tennessee	37208
(Number)	(Street)	(City)	(State)	(Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. The Grantor does hereby covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their successors and assigns, against the lawful claims of all persons claiming by, through, or under us, but no 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]

Witness its hand as of the 11th day of December, 2015.

PDG GERMANTOWN APARTMENTS LLC

By: _____
Monte Wendler, Manager

STATE OF TEXAS }
County of Dallas }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Monte Wendler, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of PDG Germantown Apartments LLC, the within named bargainor, limited liability company, and that he, as such manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such manager.

Witness my hand and official seal at office this 10 day of December, 2015.

My Commission expires:
11/10/19

_____
Notary Public

SHERRIE ANNE HORVAT
Notary Public, State of Texas
Comm. Expires 11-10-2019
Notary ID 130435377

EXHIBIT A

1. Taxes and assessments for the year 2015 and subsequent years, not yet due and payable.

2. Declaration of Restrictions and Covenants for Stormwater Facilities of record in Instrument No. 201506260061478, in the Register's Office for Davidson County, Tennessee.

3. All matters as shown on Plat of record in Instrument No. 201509220096029, Register's Office for Davidson County, Tennessee.

4. The following matters disclosed by an ALTA/ACSM survey made by Littlejohn on November 5, 2015, designated Project No. 20140100:

   a) Possible wall encroachment in the Northwestern corner of Lot 1;
   b) Location of fence along the East boundary line of Lot 1 within 20 foot alley.

True Copy Certification

I, Theresa Hylton, 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.

Theresa Hylton

State of Missouri
County of Jackson

Personally appeared before me, Robert L Patterson a notary public for this county and state, Theresa Hylton, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

ROBERT L. PATTERSON
Notary Public-Notary Seal
STATE OF MISSOURI
County of Jackson
My Commission Expires: 4-01-2017
Commission #13518602

Robert L Patterson
Notary's Signature
My Commission Expires: _____
Notary Seal (if on paper)