Davidson County DEEDWARRSP
Recvd: 12/21/15 08:15 6 pgs
Fees:33.00 Taxes:138380.00
20151221-0127578

STATE OF ~~TENNESSEE~~ TEXAS)

COUNTY OF ~~DAVIDSON~~ TARRANT)

JUDY RENEE WILSON
Notary Public, State of Texas
My Commission Expires
April 09, 2018

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $37,400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Judy Renee Wilson
Notary Public
My Commission Expires: 4-9-18

Affiant

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number
WW Olympus Midtown LP, 500 Throckmorton Street, Suite 300 Fort Worth, TX 76102	Same as Owner	92-12-198.00
This instrument prepared by: Schell Bray, PLLC, 230 North Elm Street, Greensboro, North Carolina 27401 (JBH)		

(Please note a derivation clause is required to be included following the legal description)

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, **Bell Fund IV Midtown, LLC**, a Delaware limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **WW Olympus Midtown LP**, a Tennessee limited partnership, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in **Exhibit A** attached hereto and incorporated herein.:

Said property is transferred subject to the matters described in **Exhibit B** attached hereto and incorporated herein.

This is improved property located at 1700 State Street, Nashville, Tennessee 37203.

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 described in **Exhibit B** attached hereto and incorporated herein), 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)

WITNESS its hand this 17 day of December, 2015.

BELL FUND IV MIDTOWN APARTMENTS, LLC, a Delaware limited liability company

By: Bell Apartment Fund IV, LLC, a Delaware limited liability company, its Member

By: Bell HNW Fund IV, LLC, a North Carolina limited liability company, its Managing Member

By: Bell Fund IV Manager, LLC, a North Carolina limited liability company, its Manager

By: Bell Partners Inc., a North Carolina corporation, its Manager

By: _____
Name: Jonathan D. Bell
Title: President

STATE OF NORTH CAROLINA)
COUNTY OF GUILFORD)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jonathan D. Bell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he/she is the President of Bell Partners Inc., Manager of Bell Fund IV Manager, LLC, Manager of Bell HNW Fund IV, LLC, a Managing Member of Bell Apartment Fund IV, LLC, the sole member of **Bell Fund IV Midtown Apartments, LLC**, a Delaware limited liability company, the within named bargainor, and that he/she being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of Jonathan D. Bell, as President of Bell Partners Inc., the Manager of Bell Fund IV Manager, LLC, Manager of Bell HNW Fund IV, LLC, a Managing Member of Bell Apartment Fund IV, LLC, the sole member of **Bell Fund IV Midtown Apartments, LLC**.

Witness my hand and seal this the 14 day of December, 2015.

_____
NOTARY PUBLIC

My Commission Expires: 08/23/2016

DIANE Z. HUFFMAN NOTARY PUBLIC GUILFORD COUNTY, NC

Exhibit A

Legal Description

Land in the 18th Councilmanic District of Davidson County, Tennessee, being Lot No. 1 as shown on Final Plat, Bristol Midtown - State Street Property of record as Instrument No. 20080605-0058048 in the Register's Office for Davidson County, Tennessee, said lot being more particularly described as follows:

Beginning at a railroad spike found at the northwest intersection corner of State Street and 17th Avenue, North, having a Tennessee State Plane Coordinate of North-664,713.11, East-1,733,293.97; thence with the west margin of State Street, South 58 deg. 54 min. 24 sec. West a distance of 350.00 feet to an iron pin set; thence with the same, South 58 deg. 54 min. 24 sec. West a distance of 150.00 ft. to an iron pin set; thence with the east margin of 18th Avenue, North, North 30 deg. 46 min. 44 sec. West a distance of 170.00 feet to a PK nail found in asphalt; thence with the south margin of Prison Alley, North 58 deg. 54 min. 24 sec. East a distance of 150.00 feet to an iron pin set; thence with the south margin of Prison Alley, North 58 deg. 54 min. 24 sec. East a distance of 350.00 feet to an iron pin set; thence with the west margin of 17th Avenue, North, South 30 deg. 46 min. 44 sec. East a distance of 170.00 feet to the point of beginning, having an area of 84,999 square feet, or 1.95 acres.

Being the same property conveyed to Bell Fund IV Midtown Apartments, LLC, a Delaware limited liability company, by Special Warranty Deed from Bristol 1700 Midtown, LLC, a Delaware limited liability company, of record as Instrument No. 20110802-0059407 in the Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Taxes and assessments for the year 2016 and subsequent years, not yet due and payable.

2. All matters as shown on Plat of record in Instrument No. 200806050058048, Register's Office for Davidson County, Tennessee.

3. Grant of Easement of record in Instrument No. 200911300109422, Register's Office for Davidson County, Tennessee.

4. Exception to Easement of record in Instrument No. 200809300099176, Register's Office for Davidson County, Tennessee.

5. Inspection and Maintenance Agreement of record in Instrument No. 200805060046538, Register's Office for Davidson County, Tennessee.

6. Exceptions to Easement of record in Book 4952, page 197, Register's Office for Davidson County, Tennessee.

7. Easements and rights as set forth in Metropolitan City Council Ordinance No. BL2000-364 and BL2000-476, Metropolitan Clerk's Office for Davidson County, Tennessee.

8. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey prepared by Brad Tyson Thomas, Tennessee License No. 2431, on behalf of Barge, Waggoner, Sumner and Cannon, Inc., dated November 18, 2015, File No. 3625300:

    - Sanitary Sewer Line crossing the subject property from north to south.

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

Signature

State of Tennessee:

County of Davidson:

Personally appeared before me, the undersigned, 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.

Denise C. Allis-Wilburn

, Notary Public

My commission Expires: 9-10-18
(affix Notary seal)

DENISE C. ALLIS-WILBURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018