SPECIAL WARRANTY DEED RECORD & RETURN TO: Stephen F. White, Esq., Capital Law & Advisory Partners, 1000 Parkwood Circle, Suite 810, Atlanta, Georgia 30339	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $4,000,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF DECEMBER 2015. NOTARY PUBLIC My commission expires:: 1-8-19

SHERIE LYNN HARTMAN SEAL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 8, 2019

THIS INSTRUMENT WAS PREPARED BY:
Richard Sebastian, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
File No.#28748

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
PAC Lenox Regent, LLC 3284 Northside Parkway, Suite 150 Atlanta, GA 30327	PAC Lenox Regent, LLC 3284 Northside Parkway, Suite 150 Atlanta, GA 30327	172-12-D-555 (Unit I-10) 172-12-D-556 (Unit I-101) 172-12-D-557 (Unit I-102) 172-12-D-558 (Unit I-103) 172-12-D-559 (Unit I-104) 172-12-D-560 (Unit I-105) 172-12-D-561 (Unit I-106) 172-12-D-562 (Unit I-107) 172-12-D-563 (Unit I-108) 172-12-D-564 (Unit I-201) 172-12-D-565 (Unit I-202) 172-12-D-566 (Unit I-203) 172-12-D-567 (Unit I-204) 172-12-D-568 (Unit I-205) 172-12-D-569 (Unit I-206) 172-12-D-570 (Unit I-207) 172-12-D-571 (Unit I-208) 172-12-D-573 (Unit I-210) 172-12-D-574 (Unit I-211) 172-12-D-575 (Unit I-301) 172-12-D-576 (Unit I-302) 172-12-D-577 (Unit I-303) 172-12-D-578 (Unit I-304) 172-12-D-579 (Unit I-305) 172-12-D-580 (Unit I-306) 172-12-D-581 (Unit I-307) 172-12-D-582 (Unit I-308) 172-12-D-584 (Unit I-310)

BILL GARRETT, Davidson County
Trans:T20150108479 DEEDWARRSP
Recvd: 12/23/15 11:57 4 pgs
Fees:23.00 Taxes:14800.00
20151223-0129198

FOR AND IN CONSIDERATION of Ten ($10.00) 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, **LENOX VILLAGE PROPERTIES, LLC**, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **PAC LENOX REGENT, LLC**, a Delaware limited liability company, hereinafter called **"GRANTEE,"** a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit Nos. I-10, I-101, I-102, I-103, I-104, I-105, I-106, I-107, I-108, I-201, I-202, I-203, I-204, I-205, I-206, I-207, I-208, I-210, I-211, I-301, I-302, I-303, I-305, I-306, I-307, I-308 & I-310 of Building I (Regent

Building) as set forth in the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, annexing additional property to the Town Center Homes, a Horizontal Property Regime (Phase II of Lot 2, Section 1, more commonly referred to as Building I or the Regent Building), a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080326-0030439 in the Register's Office for Davidson County, Tennessee; said unit also being part of Exhibit "B" to said Supplement to Declaration.

Being the same property conveyed to Lenox Village Properties, LLC, a Tennessee Limited Liability Company by Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20130321-0027873 in the Register's Office for Davidson County, Tennessee.

Together with all appurtenant easements and rights set forth in the Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development located in Nashville, Davidson County, Tennessee, of record as Instrument No. 20020315-0032826 in the Register's Office for Davidson County, Tennessee; said original Declaration having been amended and supplemented by Instrument No. 20021226-0158458 and Instrument No. 20031212-0178492, Instrument No. 20040526-0062220 (as amended by Instrument of Correction of record as Instrument No. 20050113-0005133), Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209 (as amended by Instrument No. 20050815-0096405), Instrument No. 20060120-0007914 (as amended by two Instruments of Correction of record as Instrument Nos. 20060221-0020352 and 20060309-0027423), Instrument No. 20060321-0032383, Instrument No. 20060622-0074677, Instrument No. 20070103-0001284, and Instrument No. 20070830-0104306 as made applicable to the subject property by the Supplemental Declaration of record as Instrument No. 20080326-0030439, in said Register's Office.

Together with all appurtenant easements and rights set forth in the Declaration of Charter, Easements, Covenants and Restrictions for the Town Center of Lenox Village, a Traditional Neighborhood Development of record as Instrument No. 20060612-0069716 in the Register's Office for Davidson County, Tennessee; said original Declaration having been amended and supplemented by Instrument No. 20070103-0001283 and Instrument No. 20070830-0104305, in said Register's Office, as made applicable to the subject property by the Supplemental Declaration of record as Instrument No. 20080326-0030438, in said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015 Davidson County taxes which have been prorated by the parties and assumed by the Grantee; and
2. Matters shown on the plan of record in Instrument No. 20031120-0169460 and as Exhibit "E-2" of record as Instrument No. 20060612-0069716 in the Register's Office for Davidson County, Tennessee.
3. Master Deed Restrictions of record as Instrument No. 20020315-0032825 in said Register's Office.
4. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development located in Nashville, Davidson County, Tennessee, of record as Instrument No. 20020315-0032826 in the Register's Office for Davidson County, Tennessee; said original Declaration having been amended and supplemented by Instrument No. 20021226-0158458 and Instrument No. 20031212-0178492, Instrument No. 20040526-0062220 (as amended by Instrument of Correction of record as Instrument No. 20050113-0005133), Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209 (as amended by Instrument No. 20050815-0096405), Instrument No. 20060120-0007914 (as amended by two Instruments of Correction of record as Instrument Nos. 20060221-0020352 and 20060309-0027423), Instrument No. 20060321-0032383, Instrument No. 20060622-0074677, Instrument No. 20070103-0001284, and Instrument

No. 20070830-0104306 as made applicable to the subject property by the Supplemental Declaration of record as Instrument No. 20080326-0030439, in said Register's Office.

5. Declaration of Charter, Easements, Covenants and Restrictions for the Town Center of Lenox Village, a Traditional Neighborhood Development of record as Instrument No. 20060612-0069716 in the Register's Office for Davidson County, Tennessee; said original Declaration having been amended and supplemented by Instrument No. 20070103-0001283 and Instrument No. 20070830-0104305, in said Register's Office, as made applicable to the subject property by the Supplemental Declaration of record as Instrument No. 20080326-0030438, in said Register's Office.
6. Charter of Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831 in said Register's Office.
7. Charter of Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550 in said Register's Office.
8. Subject to the lien for special assessments contained in the Master Deed Restrictions and Declaration of Charter, Easements, Covenants and Restrictions, as supplemented and amended.
9. Rights or claims of parties in possession, as tenants only, under prior unrecorded residential leases. No such tenant has an option, right of first refusal or other right to purchase.
10. All matters shown on Survey by Jeffrey K. Kimbro, PLS # 1756, H & H Land Surveying, Inc., 612A Fitzhugh Boulevard, Smyrna, Tennessee 37167, dated September 23, 2015 and revised on December 10, 2015, Job No. 2015-0600.
11. Subject to any and all applicable zoning regulations, building restrictions, setback lines, if any, and recorded easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 6901 Lenox Village Drive, Nashville, Tennessee,

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 does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by or through Grantor, 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 my hand this 21 day of December, 2015.

GRANTOR:

LENOX VILLAGE PROPERTIES, LLC, a Tennessee limited liability company

By: _____
Name: David C. McGowan, Jr.
Its: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, SHERIE L. HARTMAN, a Notary Public in and for the County and State aforesaid, personally appeared David C. McGowan, Jr., 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 Chief Manager of the within named bargainor, Lenox Village Properties, LLC, a limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as such Chief Manager.

WITNESS my hand and seal at office in Nashville, this 21 day of December, 2015.

_____
Notary Public

(SEAL)

My commission expires: 1-8-19

SHERIE LYNN HARTMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 8, 2019