This Instrument Prepared By:

Davidson County DEEDWARRSP
Recvd: 01/14/16 16:11 6 pgs
Fees:33.00 Taxes:18799.70
20160114-0004174

John A. Gupton III
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
1020 Thompson Place Holdings, LLC **2964 Peachtree Road NW, Suite 360** **Atlanta, GA 30305**	Same
Map & Parcel No.: 107-13-0-137.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **Crestview, Ltd.,** a Tennessee limited partnership ("Grantor"), has bargained and sold and does hereby transfer and convey unto **1020 Thompson Place Holdings, LLC**, a Delaware limited liability company ("Grantee"), their heirs, successors and assigns, a certain tract of land located in Davidson County, Tennessee as described on Exhibit A attached hereto and incorporated herein (the "Property"):

This is improved property located at 1020 Thompson Place, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 14 day of January, 2016.

CRESTVIEW, LTD.

By: The Equity Group, Inc.
Its: General Partner

By: _____
H. E. McLaughlin, Jr.
Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Iva J. Binkley, a Notary Public in and for the State and County aforesaid, personally appeared **H. E. McLaughlin, 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 President of **The Equity Group, Inc.,** the general partner of the within named bargainor, **Crestview, Ltd.,** a Tennessee limited partnership, and that he as such President of the general partner, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such President.

WITNESS my hand and seal at office, on this the 12th day of January, 2016.

_____
Notary Public

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My Commission Expires: 4-24-17

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $5,081,000.00.

AFFIANT

Subscribed and sworn to before me this 14th day of January, 2016.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires August 20, 2019

PAMELA G. NASH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Property Description

LOCATED IN DAVIDSON COUNTY, TENNESSEE:

Being a tract of land lying in the 13th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee. Being the same property conveyed to Crestview Ltd of record in Deed Book 6194, page 922, R.O.D.C., Tennessee and being more particularly described as follows:

Beginning at a railroad spike (old) in the southerly right of way of Thompson Place (a 50-footwide right of way) lying 1,285 +/- feet from the intersection of Murfreesboro Pike and Thompson Place, being the northeast corner of the herein described parcel;

Thence, leaving said right of way and along or near the westerly property line of Harvard Stephens Property, of record by Instrument No. 20110103-0000438, R.O.D.C., Tennessee, South 04° 08' 38" East, for a distance of 423.51 feet to an iron rod (old);

Thence, leaving Stephens and along or near the northerly property line of Hickory Creek Apartments, LLC of record by Instrument No. 20060928-0120377, R.O.D.C., Tennessee, Urban Holding Solutions, Inc., of record by Instrument No. 20021227-0159463, R.O.D.C., Tennessee, and John Wang and wife Yu Hu, of record by Instrument No. 20070307-0028052, R.O.D.C., Tennessee, South 87° 09' 17" West, for a distance of 378.81 feet to an iron rod (old);

Thence, leaving Wang and along or near the easterly property line of Terrace Hills Apartments, G.P., of record by Instrument No. 20010111-0003729, R.O.D.C., Tennessee, for the next two calls:

1) North 07° 10' 00" West, for a distance of 144.50 feet to an iron rod (old);

2) Thence, North 82° 32' 00" East, for a distance of 75.00 feet to an iron rod (old);

Thence, continuing with Terrace Hill Apartments, G.P. and along or near the easterly property line of Scott A. Carter property of record as Instrument No. 20130701-0067456, R.O.D.C., Tennessee, North 12° 58' 00" West, for a distance of 247.20 feet to an iron rod (old);

Thence, leaving Carter and with the southerly right of way of Thompson Place, northeastwardly along a curve concave to the south, having a radius of 1,885.27 feet, a central angle of 10° 39' 15" and being subtended by a chord which bears North 82° 15' 09" East, for a distance of 350.06 feet, an arc distance of 350.57 feet to the point of beginning. Containing 144,795 square feet or 3.32 acres, more or less.

Being the same property conveyed to CRESTVIEW, LTD., A TENNESSEE LIMITED PARTNERSHIP by deed from J. BRENT HURD, SUBSTITUTE TRUSTEE of record in Book 6194, Page 914, dated December 1, 1983, and by quitclaim deeds of record in Book 6194, Page 919, and in Book 6194, Page 922, said Register's Office.

Exhibit B

Exceptions

1. Taxes for 2016, a lien, but not yet due and payable.

2. Rights of tenants as tenants under unrecorded leases.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4168, Page 952, Book 4408, Page 148, and in Book 4408, Page 151, said Register's Office.

4. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20130517-0050047, said Register's Office.

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, Elizabeth Puckett, 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.

Notary's Signature

My Commission Expires: 5/6/2019

Notary Seal:

