(1)

This instrument prepared by and after recording return to:

Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, TN 37067
Attn: Chris Rubino

BILL GARRETT, Davidson County
Trans:T20160006332 DEEDWARRSP
Recvd: 01/25/16 13:48 4 pgs
Fees:23.00 Taxes:27750.00
20160125-0006956

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel Numbers:
MFC – 1921 GREENWOOD LLC, 1921 Greenwood Avenue Nashville, TN 37206	MFC – 1921 GREENWOOD LLC c/o Middle Farms Capital LLC 625 Main Street, Suite 103 Nashville, TN 37206	83-2-241

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **HOWE GARDEN APARTMENTS, LLC,** a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **MFC – 1921 Greenwood LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include his respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of unimproved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

This is part of the same real estate conveyed to the Grantor by Warranty Deed recorded as Book 14425, Page 533, Book 4425, Page 566 and Book 4425, Page 573 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in fee simple, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference.

Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said Property to said Grantee, its heirs and assigns, against all persons claiming under Grantor.

[*Signatures Commence on the Following Page*]

Witness my hand this 14th day of January, 2016.

GRANTOR:

HOWE GARDEN APARTMENTS, LLC
a Tennessee limited liability company

By: Thomas Newman Keenan
Name: Thomas Newman Keenan
Its: Authorized Signatory

STATE OF TENNESSEE)
) SS.
COUNTY OF Williamson)

Before me, Kayla Carter, a Notary Public of the State and County aforesaid, personally appeared Thomas Newman Keenan, the Authorized Signatory of Howe Garden Apartments, LLC, a Tennessee limited liability company, 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 Signatory of Howe Garden Apartments, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such general partner being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the limited partnership.

Witness my hand and official seal, at office located in Franklin, TN this 12th day of January, 2016.

Notary Public

My Commission Expires:

1/8/19

KAYLA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE

COUNTY OF Williamson

The affiant swears or affirms that the actual consideration or value of this transaction for recording tax purposes is $7,500,000.00.

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

My Commission expires: 1/8/19

Affiant: Nicholas Ogden
Title: Authorized Signatory

Notary Public

KAYLA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"

Legal Description of Property (Howe Garden Apartments)

Land in Davidson County, Tennessee, described according to a survey made by William M. White, Surveyor, dated April 13, 1970, as follows:

Beginning at an iron pin set in the northerly margin of Greenwood Avenue, said point being South 80° 10' East 155 feet from the northwesterly corner of the intersection of Scott Avenue and Greenwood Avenue; thence with an old established fence, Charles T. Wehby's west boundary and the east boundary of tract herein described North 9° 50' East passing Charles T. Wehby's northwest corner at 300 feet and continuing with fence the same course, 334.10 feet (combined distance 634.10 feet) to an iron pin at the northwest corner of Brady Z. Dickson, said pin being on the south boundary 15 feet from the center of an alley formerly Hickman Street and being the northeast corner of the tract herein described, and also being 155 feet west with said boundary from the point of intersection with the west boundary 25 feet from center of Scott Avenue; thence with the south boundary 15 feet from center of said alley or Hickman Street North 80° 10' West 814.11 feet to an iron pin in the line of an old fence on T. A. Clark's east boundary, said pin being the northwest corner of tract herein described and being 2.8 feet South with said fence line from an existing concrete monument; thence with T. A. Clark's east boundary fence line South 9° 50' West passing a concrete monument at 200 feet, T. A. Clark's southeast corner and continuing the same course with fence line along the east boundary line of James E. Bates 434.10 feet (the combined distance being 634.10 feet) to an iron pin on the north boundary 20 feet from center of Greenwood Avenue said pin being James E. Bates' southeast corner and the southwest corner of the tract herein described; thence with the north boundary 20 feet from center of Greenwood Avenue South 80° 10' East 814.11 feet to the point of beginning containing 11.851 acres.

Being part of the same real estate conveyed to the Howe Garden Apartments, a partnership by Deed recorded as in Book 4425, Page 533, Book 4425, Page 566 and Book 4425, Page 573 in the Register's Office of Davidson County, Tennessee. The said Howe Garden Apartments having since been converted into Howe Garden Apartments, LLC pursuant to instruments of record in Instrument No. 20080919-0095661 and Instrument No. 20080919-0095662, aforesaid records.

Property Address: 1921 Greenwood Avenue, Nashville, TN 37206

Tax ID No. 83-2-241.

Exhibit B

Permitted Exceptions

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

2. Subject to all matters shown on the Plan of record in Plat Book 21, Page 9, Register's Office for Davidson County, Tennessee.