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 13:59 4 pgs
Fees:23.00 Taxes:44400.00
20160125-0006961

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel Numbers:
MFC – 4960 EDMONDSON LLC, 4960 Edmondson Pike Nashville, TN 37211	MFC – 4960 EDMONDSON LLC c/o Middle Farms Capital LLC 625 Main Street, Suite 103 Nashville, TN 37206	147-7-21

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, **DKT&R INVESTORS,** a Tennessee general partnership (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **MFC – 4960 EDMONDSON 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 7544, Page 325 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:

DKT&R INVESTORS
a Tennessee general partnership

By: _____
Name: Thomas N. 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 Keenan, the Authorized Signatory of DKT&R Investors, a Tennessee general partnership, 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 DKT&R Investors, a Tennessee general partnership, 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 $12,000,000.00.

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 (Winstead Manor Apartments)

Land in Davidson County, Tennessee, being parts of Lots Nos. 11, 12, and 13 and all of Lots 14 and 15 in Noah W. Cooper's Subdivision of Miss Willie M. Davis' 56 7/8 acres, as of record in Book 1629, page 117, Register's Office for said County, described as follows:

BEGINNING at a point on the curving easterly margin of Edmondson Pike, which point is the common front corner of Lots Nos. 10 and 11 on said plan, the same point being located North 25 degrees 11 minutes East, 521.62 feet from the southeast corner of the intersection of Edmondson Pike and Whispering Hills Drive; thence, South 61 degrees, 12 minutes East 779.87 feet to a point in the westerly boundary of an old slave cemetery; thence with said boundary of said cemetery, North 13 degrees, 30 minutes East, 133.77 feet to a point; thence with the northerly boundary of said cemetery, South 84 degrees 55 minutes East, 312.92 feet to a point; thence along an established fence line, North 13 degrees, 06 minutes East 262.56 feet to a point; thence along the line between Lots Nos. 15 and 16, North 50 degrees 19 minutes West, 867.14 feet to a point in the said margin of Edmondson Pike; thence along a curve to the left along Edmondson Pike, the following courses and distances; with a chord South 53 degrees 55 minutes West 139.00 feet, the arc distance of said curve being 139.81 feet to the common corner of Lots Nos. 14 and 15; with a chord South 45 degrees 16 minutes West 138.70 feet, the arc distance of said curve being 139.20 feet to the common corner of Lots Nos. 13 and 14; with a chord South 36 degrees 55 minutes West, 138.40 feet, the arc distance of said curve being 138.76 feet, to the common corner of Lots Nos. 12 and 13; with a chord South 29 degrees West 138.10 feet, the arc distance of said curve being 138.17 feet to the common corner of Lots Nos. 11 and 12; with a chord South 24 degrees 41 minutes West, 137.80 feet, the arc distance of said curve being 137.83 feet, to the point of beginning, containing 12.35 acres.

Being the same property conveyed to DKT&R Investors, a partnership by Deed recorded in Book 7089 Page 622 in the Register's Office of Davidson County, Tennessee, and corrected in Book 7544, page 325, aforesaid records.

Property Address: 4960 Edmondson Pike, Nashville, TN 37211

Tax ID No. 147-7-21

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 1629, Page 117, Register's Office for Davidson County, Tennessee.

3. Subject to the following matters shown on the survey by Clifford McGill TN RLS #2699 of Azimuth Land Surveying dated June 19, 2015 and designated as Job No. 150547-S:

    a. Chain link fence extends over the southwesterly line of the northeasterly adjoiner

    b. Steel fence extends over the south boundary line of the property

    c. Steel fence extends over the north boundary line of the property