Davidson County DEEDWARRSP
Recvd: 03/01/16 13:49 5 pgs
Fees:28.00 Taxes:67340.00
20160301-0019496

FROM: 10TH AVENUE MULTIFAMILY PARTNERS, LLC, a Delaware limited liability company

TO: URBAN NASHVILLE ROBERTSON BUILDING, LLC, a Delaware limited liability company

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel Nos.
812 Gravier Street Suite 200 New Orleans, Louisiana 70112	(same)	Map: 093-06-30 Parcels: 25, 26 & 27

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Nashville City Center, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-8966

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $18,200,000.00.

Elizabeth Peebles
Affiant

Subscribed and sworn to before me, this the 1 day of March, 2016.

Jodean M. King
Notary Public

JODEAN M. KING STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

My Comm. Expires: 6/20/2017

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 10th AVENUE MULTIFAMILY PARTNERS, LLC, a Delaware limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto URBAN NASHVILLE ROBERTSON BUILDING, LLC, a Delaware limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

TRACT NO. 1:

Land in Davidson County, Tennessee, being part of Lot No. 128 on the Plan of the Original Town of Nashville, not of record, described according to a survey made February 25, 1978 by John T. White, Surveyor, as follows:

BEGINNING at the west corner of the existing James Robertson Hotel Bldg., said corner being on the east side of 7th Avenue, No. and S. 41° 04' E. 155.5 feet from the intersection of the inside of the sidewalks on the east side of said 7th Avenue, No. and the south side of Commerce Street; thence N. 48° 25' E. 167.5 feet to an iron pin on the west side of an alley; thence with the west side of said alley S. 41° 04' E. 91.3' to the point of intersection of the west side of said alley and the north side of another alley; thence with the north side of said 2nd alley S. 48° 25'W. 167.5 feet to the point of intersection of the north side of said 2nd alley and the east side of the aforementioned 7th Avenue, No.; thence with the east side of said 7th Avenue, No., N. 41° 04' W. 91.3' to the point of beginning and containing 15,292.13 square feet.

TRACT NO. 2:

Land in Davidson County, Tennessee, being the north 28-1/2' of Lot No. 129 on the Map of the Original Town of Nashville, not of record, and described as follows:

BEGINNING at the point of intersection of the east side of 7th Avenue, No. and the south side of an alley, said point being S. 41° 04' E. 258.8 feet from the intersection of the inside of the sidewalks on the east side of said 7th Avenue, No., and the south side of Commerce Street; thence with the east side of said 7th Avenue, No. S. 41° 04' E. 28.5 feet to the south corner of an existing building wall; thence N. 48° 25' E. 167.5 feet to an iron pin on the west side of a 2nd alley; thence No. 41° 04' W. 28.5 feet to the point of intersection of the west side of said 2nd alley and the south side of the previous mentioned alley; thence with the south side of said alley S. 48° 25' W., 167.5 feet to the point of beginning and containing 4,773.56 square feet.

Tracts No. 1 and 2 being the same property conveyed to 10th Avenue Multifamily Partners, LLC, a Delaware limited liability company, by deeds from James Robertson Apartments, Limited Partnership, a Tennessee limited partnership of record as Instrument No. 20150130-0009137 and Instrument No. 20150130-0009138, Register's Office for Davidson County, Tennessee.

TRACT NO. 3:

Being part of the original Lot No. 129 in the original Plan of Nashville, Beginning at a point on the east margin of Seventh Avenue North, formerly Vine Street, 28-1/2 feet southwardly from its intersection with an alley that runs between said

original Lot No. 129 and Lot No. 128 on said Original Plan of Nashville, and running thence southwardly along said Seventh Avenue North, formerly Vine Street, 28-1/2 feet to a point, thence at right angles eastwardly 170 feet to an alley, thence northwardly along said alley 28-1/2 feet to a point being Rubert Elliot's Southeast corner, thence at right angles westwardly 170 feet to the beginning.

Tracts No. 3 being the same property conveyed to 10th Avenue Multifamily Partners, LLC, a Delaware limited liability company, by deeds from Harpeth Properties, LLC, a Tennessee limited liability company, of record as Instrument No. 20150130-0009135 and Instrument No. 20150130-0009136, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. General or special taxes and assessments for 2016 and subsequent years, which are a lien not yet due and payable.

2. Easements granted to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7334, Page 765 and Book 7334, Page 768 in the Register's Office of Davidson County, Tennessee.

3. Easements for utilities retained in Metropolitan County Council Ordinance No. O84-397.

4. Matters shown on that certain 2011 A.L.T.A./A.C.S.M. Land Title Survey prepared by Kenneth D. Church of Gresham, Smith and Partners dated February 25, 2016.

This is improved property commonly known as 112 7th Avenue North, Nashville, Tennessee 37203, 114 7th Avenue North, Nashville, Tennessee 37203, and 118 7th Avenue North, 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 set forth above), 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]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 1st day of March, 2016.

GRANTOR:

10th AVENUE MULTIFAMILY PARTNERS, LLC, a Delaware limited liability company

By: _____
Name: Govan D. White
Title: Authorized Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Govan D. White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Authorized Member of 10th AVENUE MULTIFAMILY PARTNERS, LLC, a Delaware limited liability company, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the foregoing entity.

Witness my hand and seal, this the 18th day of February, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 1-24-17

KIMBERLY SWAYZE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, 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

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 6/20/2017

Notary Seal: