This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Chris Rubino, Esq.

BILL GARRETT, Davidson County
Trans:T20160025377 DEEDQC
Recvd: 03/29/16 15:59 5 pgs
Fees:27.00 Taxes:0.00
20160329-0029659

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel Numbers:
Champion Green Hills LLC 11620 Wilshire Boulevard Suite 1150 Los Angeles, CA 90025	Champion Green Hills LLC 11620 Wilshire Boulevard Suite 1150 Los Angeles, CA 90025	117-14-0-089-00 117-14-0-088-00

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, **VILLAGE GREEN APARTMENTS PARTNERSHIP**, a Tennessee general partnership (hereinafter referred to as "Grantor"), herein this day has bargained, sold and does by these presents bargain, sell, remise, release, and forever **QUITCLAIM** to **CHAMPION GREEN HILLS LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the improved real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property. This conveyance is made solely for the purposes of conveying any and all ownership interest Grantor has in the Property. Title to said tract or parcel of land is to be held in the name of Grantee.

[Signatures Commence on Following Page]

Witness my hand this 29th day of March, 2016.

VILLAGE GREEN APARTMENTS PARTNERSHIP
a Tennessee general partnership

By: _____
Name: David Clark
Title: Partner

By: _____
Name: Brent Smith
Title: Partner

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named David Clark, a partner of Village Green Apartments Partnership, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and official seal this 29th day of March, 2016.

My Commission Expires:
7-8-19

_____
Notary Public

HUGH W. ENTREKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2019

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named Brent Smith, a partner of Village Green Apartments Partnership, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and official seal this 29th day of March, 2016.

My Commission Expires:
7-8-19

_____
Notary Public

HUGH W. ENTREKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2019

[*Affidavit of Consideration on Following Page*]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David Clark, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he is a Partner of **VILLAGE GREEN APARTMENTS PARTNERSHIP**, the bargainor, and acknowledged that he as such **Partner**, being authorized so to do, executed the foregoing instrument by signing the name of **VILLAGE GREEN APARTMENTS PARTNERSHIP**, by himself as **Partner**.

Witness my hand and seal this 29th day of March, 2016.

Notary Public

HUGH W. ENTREKIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 8, 2019

My Commission Expires: 7-8-19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brent Smith, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he is a **Partner** of **VILLAGE GREEN APARTMENTS PARTNERSHIP**, the bargainor, and acknowledged that he as such Partner, being authorized so to do, executed the foregoing instrument by signing the name of **VILLAGE GREEN APARTMENTS PARTNERSHIP**, by himself as **Partner**.

Witness my hand and seal this 29th day of March, 2016.

Notary Public

HUGH W. ENTREKIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 8, 2019

My Commission Expires: 7-8-19

[*Affidavit of Consideration on Following Page*]

STATE OF TENNESSEE)
) SS.
COUNTY OF WILLIAMSON)

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

W. W. Bell, as attorney for Grantee
Affiant

Sworn to and subscribed before me, this 28th day of March, 2016.

Carole M. Mason
NOTARY PUBLIC

My Commission Expires: 6-21-16

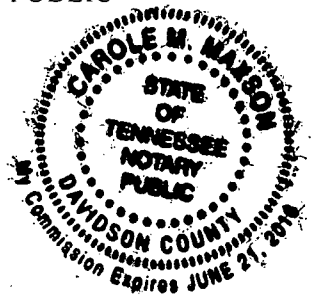


Exhibit "A"

Legal Description of Property

Land situated in the County of Davidson, State of Tennessee, and described as follows:

A tract of land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 28 on the plan of Sugar Tree Subdivision as of record in Book 1424, Page 100, Register's Office for said County, and an adjoining tract of land to the south and more particularly described as follows;

Beginning at a point on the south margin of Abbott-Martin Road, 30 feet south of the centerline and being 271.16 feet westerly of the westerly margin of Hillsboro Circle; thence with the original easterly line of said Lot No. 28 in part and extended south 06 deg 46 min 27 sec west 786.23 feet to an iron pin by a corner post; thence north 82 deg 54 min 09 sec west 135.66 feet to a concrete monument; thence north 06 deg 36 min 08 sec east 539.76 feet to a concrete monument; thence south 83 deg 11 min 16 sec east 36.33 feet to an iron pin, the southwest corner of said Lot No. 28; thence, with the westerly line of said Lot No. 28, north 06 deg 53 min 34 sec east 245.43 feet to a point that is 30 feet south of the centerline of Abbott-Martin Road; thence, parallel with said centerline, south 83 deg 23 min 57 sec east 100.44 feet to the point of beginning, and containing 2.26 acres more or less, described according to the ALTA/ACSM Land Title Survey dated January 18, 2016, last revised March 23, 2016, prepared by R. Scot Cherry, TN RLS No. 1512, Cherry Land Surveying, Inc., Job No. 16007.

Being the same property conveyed to VILLAGE GREEN APARTMENTS PARTNERSHIP, A GENERAL PARTNERSHIP BETWEEN DAVID F. CLARK, HERITAGE LAND COMPANY AND BRENT SMITH by Quitclaim Deeds of record in Instrument No. 20100226-0014976 and in Instrument No. 20100226-0014977, both dated February 17, 2010, said Register's Office.

Address: 2215 Abbott Martin Road, Nashville, TN 37215

Tax ID Nos.: 117-14-0-089-00 & 117-14-0-088-00