BILL GARRETT, Davidson County
Trans:T20160037221 DEEDWARRSP
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Fees:33.00 Taxes:41810.00
20160504-0044209

SPECIAL WARRANTY DEED

FROM: RCP Harding, LLC, a
Georgia limited liability company
Grantor

TO: Pacific Harding LLC, a
Tennessee limited liability company,
Grantee

This instrument was prepared by:

Enenstein Ribakoff LaViña & Pham, APC
12121 Wilshire Boulevard, Suite 600
Los Angeles, CA 90025

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Number
Pacific Harding LLC c/o Pacific Equities Group 1640 S. Sepulveda Blvd., Suite 214 Los Angeles, CA 90025	Same as New Owner	Map: 133-16 Parcel: 210.00

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

The actual consideration or value, whichever is greater, for this transfer is Eleven million Three hundred thousand and No/100 Dollars ($ 11,300,000.00).

PACIFIC HARDING LLC,
a Tennessee limited liability company

By: Pacific Equities Capital Management Corporation a Nevada corporation
Its: Manager

By: _____
Harvey Rosen, Chairman

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

Subscribed and sworn to (or affirmed) before me on this 27th day of April, 2016, by Harvey Rosen, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

(Seal) Signature Rebecca Smith

REBECCA SMITH
Commission # 2143670
Notary Public - California
Los Angeles County
My Comm. Expires Feb 21, 2020

REBECCA SMITH
Commission # 2143670
Notary Public - California
Los Angeles County
My Comm. Expires Feb 21, 2020

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, RCP HARDING, LLC, a Georgia limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto PACIFIC HARDING LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, structures and/or fixtures located thereon (the "Property").

The Property is improved property known as 380 Harding Place, Nashville, Tennessee 37211.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand as of the 2nd day of May, 2016.

RCP HARDING, LLC
a Georgia limited liability company

By: RCP Owners IV, L.L.C.,
a New York limited liability company
Its: Managing Member

By: RCP General Inc.,
a Delaware corporation
Its: Managing Member

By: _____
Jonathan A. Rosen
President

STATE OF NEW YORK)
) SS.:
COUNTY OF NEW YORK)

On the 2nd day of May in the year 2016 before me, the undersigned, a Notary Public in and for said State, personally appeared Jonathan A. Rosen, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(~~s~~) whose name(~~s~~) is (~~are~~) subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ capacity(ies), and that by his/her/their signature(~~s~~) on the instrument, the individual(s), or the person upon behalf of which the individual(~~s~~) acted, executed the instrument.

_____
Notary Public

KATRINA D. SCOTT
Notary Public, State of New York
No. 01SC5062063
Qualified in New York County
Commission Expires June 17, 2018

Printed Name: KATRINA D. SCOTT

My Commission Expires:

6/17/2018

EXHIBIT A TO SPECIAL WARRANTY DEED

PROPERTY DESCRIPTION

LAND IN THE 26TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF A RESUBDIVISION OF SECTION 1 - BARCELONA APARTMENTS AS RECORDED IN PLAT BOOK 5200, PAGE 410, REGISTER'S OFFICE FOR SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTHERLY RIGHT-OF-WAY OF HARDING PLACE, SAID IRON PIN BEING NORTH OF AND 60' FROM THE CENTERLINE OF SAID HARDING PLACE, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED LOT 2 AND THE SOUTH EAST CORNER OF TANGLEWOOD HILLS AS RECORDED IN BOOK 5200, PAGE 25, R.O.D.C. AND PROCEEDING AS FOLLOWS:
WITH THE EASTERLY LINE OF TANGLEWOOD HILLS, N 14° 55' 35" W, 580.36 FEET;
THENCE N 14° 45' 00" W, 729.80 FEET;
THENCE N 15° 57' 30" W, 180.91 FEET TO A CONCRETE MONUMENT;
THENCE N 43° 24' 26" W, 461.95 FEET;
THENCE N 33° 38' 37" E, 25.31 FEET;
THENCE S 42° 03' 23" E, 92.28 FEET;
THENCE S 42° 50' 23" E, 379.94 FEET;
THENCE S 20° 48' 23" E, 216.70 FEET;
THENCE S 55° 05' 23" E, 150.03 FEET;
THENCE N 86° 26' 37" E, 34.39 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY OF DOLPHIN DR.;
THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 235.98', A CHORD BEARING OF S 10° 21' 27" E, AN ARC LENGTH OF 81.70 FEET;
THENCE N 86° 26' 37" E, 74.60 FEET;
THENCE S 33° 05' 23" E, 21.42 FEET;
THENCE S 35° 52' 23" E, 95.07 FEET;
THENCE S 39° 01' 23" E, 48.00 FEET TO AN IRON PIN;
THENCE S 47° 34' 12" W, 69.98 FEET TO A P.K. NAIL IN ASPHALT;
THENCE S 51° 54' 20" E, 110.03 FEET TO A P.K. NAIL IN ASPHALT;
THENCE S 38° 42' 15" W, 112.11 FEET TO AN IRON PIN;
THENCE S 51° 49' 17" E, 377.83 FEET TO AN IRON PIN;
THENCE S 38° 28' 02" W, 57.97 FEET TO AN IRON PIN;
THENCE S 47° 25' 25" E, 344.69 FEET TO AN IRON PIN;
THENCE S 65° 35' 17" W, 584.44 FEET TO THE POINT OF BEGINNING:

TOGETHER WITH THOSE PERPETUAL AND NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF THE SUBJECT PROPERTY PURSUANT TO THAT CERTAIN DECLARATION OF MUTUAL RECIPROCAL EASEMENTS OF RECORD IN BOOK 5868, PAGE 422, AS AMENDED BY INSTRUMENT NO. 20030624-0086638, SAID REGISTER'S OFFICE.

TOGETHER WITH AN ACCESS EASEMENT AS ESTABLISHED IN PLAT BOOK 5200, PAGE 25, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO RCP HARDING, LLC, A GEORGIA LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED OF RECORD AT INSTRUMENT NO. 20120614-0052048, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B TO SPECIAL WARRANTY DEED

Permitted Exceptions

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

Easements and setback lines shown on the Plan of record in Plat Book 5200, Page 410, Register's Office for Davidson County, Tennessee.

Declaration of Mutual Reciprocal Easements of record in Book 5868, Page 422, as amended in Instrument No. 20030624-0086638, in the Register's Office for Davidson County, Tennessee.