Davidson County DEEDWARRSP
Recvd: 06/28/16 12:05 5 pgs
Fees:28.00 Taxes:2315.84
20160628-0065853

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 16 day of June, 2016 ("***Effective Date***") between CNL APF Partners, LP, a Delaware limited partnership, successor by merger to CNL Income Fund XIV, Ltd., a Florida limited partnership ("***Seller***"), party of the first part, and SCFRC-HW-G LLC, a Delaware limited liability company, party of the second part,

WITNESSETH: That for and in consideration of the sum of Six Hundred Twenty-Five Thousand Nine Hundred Two and No/100 Dollars ($625,902.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the real estate situated and being in Nashville, County of Davidson, State of Tennessee, together with the buildings, fixtures, and improvements thereon, legally described on ***Exhibit A*** attached hereto, together with all the appurtenances and hereditaments thereto (the "***Premises***"), subject to all matters of record and all matters which an accurate survey or inspection of the Premises would disclose.

TO HAVE AND TO HOLD, all and singular, the Premises to the party of the second part, their successors and assigns to their own use forever.

The said party of the first part does hereby covenant with the party of the second part that it is the lawful owner in fee of the Premises, and that it has good right to sell and convey the same; and that the party of the first part will warrant and defend the same against all claims and demands of the party of the first part, but against none other, subject to the matters above set forth.

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

[Signature and Notary Page Follows]

737683TN14

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officer as of the Effective Date.

SELLER:

CNL APF PARTNERS, LP, a Delaware limited partnership

By: CNL APF GP, LLC, a Delaware limited liability company, its sole general partner

By: _____
Carolyn Craft Martin
Vice President

STATE OF ARIZONA]
] SS.
COUNTY OF MARICOPA]

The foregoing instrument was acknowledged before me on May 23, 2016, by Carolyn Craft Martin, the Vice President of CNL APF GP, LLC, a Delaware limited liability company, the sole general partner of CNL APF Partners, LP, a Delaware limited partnership, on behalf of the limited partnership.

_____
Notary Public

SEAL:

MALAIKA ROEMER
Notary Public, State of Arizona
Maricopa County
My Commission Expires
September 21, 2019

Asset No. 000482
Nashville, TN

****

(FOR RECORDING DATA ONLY)

Property Address:
2562 Murfreesboro Pike Road
Nashville, TN 37217

Property Owner:
SCFRC-HW-G LLC
47 Hulfish Street, Suite 210
Princeton, NJ 08542

Map & Parcel Number:
14908005900

Mail tax bills to: (Person or Agency responsible for payment of taxes)

SCFRC-HW-G LLC
47 Hulfish Street, Suite 210
Princeton, NJ 08542

This instrument prepared by:
Kutak Rock LLP
8601 N. Scottsdale Road, Suite 300
Scottsdale, AZ 85253

Return to:
Kristin Brown
First American Title Insurance Company
2425 E. Camelback Rd., Suite 300
Phoenix, AZ 85016

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $625,902.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 27th day of June, 2016.

_____
Notary Public

My Commission Expires:
4.24.2019

JOHNNIE A. MCDONALD
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires April 24, 2019

State tax _____ $
Recording fee __ $
Total _____ $

Asset No. 000482
Nashville, TN

EXHIBIT A
LEGAL DESCRIPTION

The Premises is commonly known as 2562 Murfreesboro Pike Road, Nashville, Tennessee and is legally described as follows:

LAND in Davidson County, Tennessee, being Lot No. 1, on the plan of Re-subdivision of Eze-San Commercial P. U. D., as shown on plat of record in Plat Book 8250, page 120, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to CNL APF Partners, LP, a Delaware limited partnership, successor by merger to CNL Income Fund XIV, LTD., a Florida limited partnership, by Warranty Deed from CNL South Corp., a Florida corporation, dated November 23, 1993, filed for record November 30, 1993 as File No. 93-22781, in Book 9168, Page 52, Records of Davidson County, Tennessee.

True Copy Certification

I, Stefanie Robertson, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Stefanie Robertson
Signature

State of AZ

County of Maricopa

Personally appeared before me, [Marie Soja], a notary public for this county and state, [Stefanie Robertson] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marie D Soja
Notary's Signature

My Commission Expires: 1-1-19
Notary' Seal (if on paper)

MARIE D. SOJA
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires Jan. 1, 2019