Davidson County DEEDWARR
Recvd: 07/11/16 11:08 6 pgs
Fees:33.00 Taxes:14707.50
20160711-0070587

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:	NEW PROPERTY OWNER:	PROPERTY ADDRESS:	MAIL TAX BILLS TO:	TAX PARCEL NO.:
Maryam Karnib, Esq. Honigman Miller Schwartz and Cohn LLP 2290 First National Building 660 Woodward Avenue Detroit, MI 48226	Hermitage Garden Apartments LLC c/o Tricap 954 W. Washington Boulevard, Suite 700 Chicago, IL 60607	4701 Old Hickory Boulevard, Hermitage, Tennessee 37138	Hermitage Garden Apartments LLC c/o Tricap 954 W. Washington Boulevard, Suite 700 Chicago, IL 60607	075-09-0-14200 075-09-0-26000

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that AERIAL AND ABOVE, LLC, a Tennessee limited liability company (the "Grantor"), for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has granted, bargained, sold and conveyed and does hereby grant, bargain, sell and convey unto HERMITAGE GARDEN APARTMENTS LLC, a Michigan limited liability company (the "Grantee"), the land situated and being in the County of Davidson, State of Tennessee, and being more particularly described in Exhibit A attached hereto and made a part hereof, together with all improvements now or hereafter located on such land, and the hereditaments and appurtenances appertaining to such land and improvements (collectively, the "Real Property").

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, in fee simple, forever. Grantor does further, for itself and its successors and assigns, warrant, represent and covenant that Grantor is lawfully seized in fee simple of the Real Property, that the Real Property is free from all encumbrances except for the permitted exceptions noted on Exhibit B attached hereto and made a part hereof, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor and its successors and assigns shall warrant and defend the title to the Real Property to Grantee, its successors and assigns forever, against the claims of all persons.

[Signatures on the following pages.]

[Signature Page to Warranty Deed]

IN WITNESS WHEREOF, the undersigned Grantor has caused this Warranty Deed to be executed by and through its duly authorized officer as of the 30th day of June, 2016, but shall be effective as of the 29th day of June, 2016.

AERIAL AND ABOVE, LLC,
a Tennessee limited liability company

By: Aerial Development Group, LLC,
a Tennessee limited liability company
Its: Manager

By: _____
Name: Britnie Turner
Its: Manager

Corporate Notary Acknowledgement

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Britnie Turner with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be the Manager of Aerial Development Group, LLC, a Tennessee limited liability company, the Manager of Aerial and Above, LLC, a Tennessee limited liability company, and that as such Manager of Aerial Development Group, LLC, a Tennessee limited liability company, the Manager of Aerial and Above, LLC, a Tennessee limited liability company, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said limited liability company.

Witness my hand and official seal at office at 8am on this the 30 day of June, 2016.

Natalie Martin
Notary Public
Commission Expires: May 8, 2018

NATALIE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Illinois §
COUNTY OF Cook §:

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration or value, whichever is greater, for this transfer is $3,975,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED before me this 28th day of June, 2016.

Notary Public

My Commission Expires:

08/30/2016

"OFFICIAL SEAL"
CHARLOTTE R. SMITH
Notary Public, State of Illinois
My Commission Expires 08/30/16

EXHIBIT A
TO
WARRANTY DEED
FROM
AERIAL AND ABOVE, LLC
TO
HERMITAGE GARDEN APARTMENTS LLC

Description of Real Property

Certain real property located in Davidson County, Tennessee, described as follows:

Beginning in the west right of way of Old Hickory Boulevard at a railroad spike located 125 feet, more or less, from the centerline of Plantation Drive; thence, leaving said right of way S 73 deg. 42 min. 15 sec. W, 152.64 feet to an iron pin in the west line of the resubdivision of Lot 1151, Hermitage Hills, Section Nine, recorded in Plat Book 4470, Page 13, Register's Office for Davidson County, Tennessee; thence along said west line N 16 deg. 04 min. 41 sec. W, 55.57 feet to an iron pin;

thence S 74 deg. 56 min. 12 sec. W, 234.65 feet to a point in the north line of Lot 1153 on the Plan of Hermitage Hills, Section Nine, recorded in Plat Book 3600, Page 97, Register's Office for Davidson County, Tennessee:

thence N 1 deg. 59 min. 07 sec. E, 464.51 feet to the south line of Stateland Baptist Church as shown on Plat Book 8250, Page 413, Register's Office for Davidson County, Tennessee;

thence S 87 deg. 18 min. 50 sec. E, 259.94 feet to the west right of way of Old Hickory Boulevard;

thence along said right of way S 16 deg. 02 min. 00 sec. E, 417.98 feet to the point of beginning and containing 3.2 acres, more or less.

Being the same property conveyed to Aerial and Above, LLC, a Tennessee limited liability company by Special Warranty Deed recorded in Inst. No. 20140402-0027066, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B
TO
WARRANTY DEED
FROM
AERIAL AND ABOVE, LLC
TO
HERMITAGE GARDEN APARTMENTS LLC

Permitted Encumbrances

1. Right of Way and Easement to South Central Bell Telephone Company, of record in Book 7881, page 684, Register's Office for Davidson County, Tennessee.

2. Easement to Bellsouth Telecommunications, Inc., of record in Instrument No. 200310220156061, Register's Office for Davidson County, Tennessee.

3. Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 201410300100326, Register's Office for Davidson County, Tennessee.

4. Rights of tenants in possession, as tenants only, under prior unrecorded residential leases.

5. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey prepared by Joseph M. Colvin, RLS No. 2665, JMC Surveying & Mapping, File No. 16-2014-01, dated April 20, 2016, last revised May 26, 2016:

    a. Sanitary force main crossing the easterly portion of the Real Property;

    b. Water and sanitary sewer lines crossing the southeasterly portion of the Real Property;

    c. Electric line crossing the westerly portion of the Real Property;

    d. Fence inside the northerly boundary of the Real Property;

    e. Ditch crossing the northerly portion of the Real Property; and

    f. Two story multifamily residence building encroaching over the 20 foot building setback line from the westerly boundary of the Real Property.

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

Signature

State of Tennessee:

County of Davidson:

Personally appeared before me, the undersigned, 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.

Denise C. Allis Wilburn
, Notary Public

My commission Expires: 9-10-18
(affix Notary seal)

DENISE C. ALLIS-WILBURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018