BILL GARRETT, Davidson County
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Fees:27.00 Taxes:0.00

20160808-0081871

THIS INSTRUMENT PREPARED BY:
GREGORY G. SCHULTZ
TAYLOR ENGLISH DUMA LLP
1600 PARKWOOD CIRCLE, SUITE 400
ATLANTA, GEORGIA 30339
(770) 434-6868

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $~~XXXXX~~. 50.00.

Karen Suggs
Affiant

Subscribed and sworn to before me, this 1st day of ~~July~~ August, 2016.

Patricia Nicholls
Notary public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 5/5/20

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
1020 Thompson Place Holdings, LLC Attn: David DeShong 2964 Peachtree Road, Suite 360 Atlanta, GA 30305	SAME	10713013200

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **1000 THOMPSON PLACE HOLDINGS, LLC**, a

Georgia limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **1020 THOMPSON PLACE HOLDINGS, LLC**, a Georgia limited liability company, hereinafter called the Grantee, its successors, and its assigns, all right, title and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

See attached Exhibit A for a complete legal description.

This is improved property known as 1000 Thompson Place, Nashville, TN, 37217.

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 its assigns, forever; and Grantor covenants with the said Grantee and binds Grantor, its successors, and its assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and its assigns against the lawful claims of all persons whomsoever arising by, through, or under the Grantor, but not otherwise.

{Signature page to follow}

~~WITNESS my hand~~ effective as of the 1 day of August, 2016.

GRANTOR:

1000 THOMPSON PLACE HOLDINGS, LLC,
a Georgia limited liability company

By: SMP HOLDINGS V MANAGER, LLC,
a Georgia limited liability company, its Manager

By: _____
J. David DeShong, Manager

STATE OF GEORGIA)
COUNTY OF FULTON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. DAVID DESHONG**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **MANAGER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 25th day of July, 2016.

_____
Notary Public

My Commission Expires: 10/8/19

Lindsey Manion
NOTARY PUBLIC
Cobb County, GEORGIA
My Comm. Expires
10/08/2019

EXHIBIT A

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the south margin of Thompson Place, east of Murfreesboro Road being designated as Lot No. 1 of Lavista Villa Apartments, of record in Book 4060, page 29, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the south margin of Thompson Place, said point being the northwest corner of Jerome B. Guttman property of record in Deed Book 3981, page 142, Register's Office for said County, and the northwest corner of the herein described property; thence with said southerly margin and a curve concave to the south having a radius of 2839.79 feet, a central angle of 04 deg. 07 min. 31 sec. and a chord of North 77 deg. 02 min. 37 sec. East 204.42 feet for an arc length of 204.47 feet to a point; thence continuing with said margin, North 79 deg. 16 min. 55 sec. East 138.42 feet to a point; thence leaving said margin with the west line of SEG Investments, LP, of record as Instrument No. 200205240063270, Register's Office for said County; South 12 deg. 03 min. 59 sec. East, 176.03 feet to a point; thence, North 79 deg. 05 min. 31 sec. East, 197.11 feet to a point; thence with the west line of Crestview, Ltd., of record in Deed Book 6194, page 922, Register's Office for said County, South 12 deg. 50 min. 17 sec. East, 72.20 feet to an iron pin; thence South 82 deg. 24 min. 53 sec. West, 74.94 feet to an iron pin; thence, South 07 deg. 10 min. 00 sec. East, 144.69 feet to an iron pin; thence, with the north line of Ben R. Belly, of record as Instrument No. 199912160303938, Register's Office for said County; South 76 deg. 43 min. 52 sec. West, 50.16 feet to a point; thence, South 61 deg. 28 min. 55 sec. West, 31.00 feet to a point; thence, with the north line of Farris D. Snoddy, of record in Book 9388, page 653, Register's Office for said County, South 56 deg. 08 min. 55 sec. West, 59.00 feet to a point; thence South 53 deg. 55 min. 56 sec. West, 121.64 feet to a point; thence, with the east line of the NES Power Board of record in Book 1714, page 30, Register's Office for said County, and the Southern Baptist Foundation, Trustee, of record in Book 10304, page 373, Register's Office for said County; North 25 deg. 51 min. 45 sec. West, 292.56 feet to a point; thence, with the north line of aforementioned Jerome Guttman and Mandell and David E. Cypress, et al, of record in Instrument No. 2003020415147, Register's Office for said County, North 48 deg. 25 min. 47 sec. West, 233.08 feet to the point of beginning, containing 127,630 square feet or 2.93 acres, more or less.

TOGETHER with (a) NON-EXCLUSIVE 25 foot easement to be used as a private road, established in deed of record in Book 3035, page 55, Register's Office for Davidson County, Tennessee, and shown on ALTA/ACSM Land Title Survey dated March 10, 2003, updated, November 8, 2004 and revised December 9, 2004, by Crawford Land Surveyors, P.C., and (b) Buttress and Retaining Wall Easement of record in Instrument No. 20140327-0025242, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Watervliet Shores Associates, a Tennessee general partnership, to Terrace Hill Apartments, GP, a Tennessee general partnership, by deed of record as Instrument No. 20010111-0003729, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 1000 Thompson Place Holdings, LLC, a Georgia Limited Liability Company, by deed from Terrace Hill Apartments, GP, a Tennessee general partnership, of record in Instrument 20151102-0111331, said Register's Office, and see also Quitclaim Deed to 1000 Thompson Place Holdings, LLC, a Georgia Limited Liability Company, by Quitclaim Deed from Terrace Hill Apartments, GP, a Tennessee general partnership, of record in Instrument 20151102-0111332, said Register's Office.

Being the same property conveyed to Terrace Hill Apartments, GP, a Tennessee general partnership from Watervliet Shores Associates, a Tennessee general partnership by deed of record in Instrument No. 20010111-0003729, in the Register's Office for Davidson County, Tennessee.