This Instrument Prepared By:
Lillian Roe Gilmer
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

Davidson County DEEDWARRSP
Recvd: 10/05/16 11:01 10 pgs
Fees:53.00 Taxes:75110.00
20161005-0105109

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
Park at Hillside, LLC 118 16th Avenue South Suite 200 Nashville, TN 37203	Park at Hillside, LLC 118 16th Avenue South Suite 200 Nashville, TN 37203	105-05-0-512.00 (as to Lot 1) 105-06-0-024.00 (as to Lot 2) 105-05-0-511.00 (as to Lot 3)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Twenty Million Three Hundred Thousand and no/100ths Dollars ($20,300,000.00).

Affiant - Robert Wolf, as manager of THE PARK AT HILLSIDE W TIC LLC and THE PARK AT HILLSIDE 752 TIC LLC

SUBSCRIBED AND SWORN TO before me, this the 28 day of September, 2016.

MITCHELL Z. GROSSMAN
MY COMM. EXP. 12-24-2019
NOTARY PUBLIC
QUALIFIED IN
ROCKLAND
COUNTY
NO. 01GR6179559
STATE OF NEW YORK

Notary Public

My Commission Expires: 12/24/19

For and in consideration of the sum of Twenty Million Three Hundred Thousand and no/100ths Dollars ($20,300,000.00), the receipt and sufficiency of which are hereby acknowledged, THE PARK AT HILLSIDE W TIC LLC, a Tennessee limited liability company and THE PARK AT HILLSIDE 752 TIC LLC, a Tennessee limited liability company, as tenants

in common (collectively, the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto PARK AT HILLSIDE, LLC, a Tennessee limited liability company ("Grantee"), its heirs, 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, and structures located thereon (the "Property").

The Property is improved property known as 1501 Hillside Avenue, Nashville, Tennessee.

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 Grantee, its heirs, successors and assigns in fee simple forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has good right to convey the Property.

Grantor covenants with Grantee that Grantors has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds Grantor, its heirs, successors, and assigns to warrant and defend the title to the Property to Grantee, its heirs, successors, and assigns against the lawful claims of all persons whomsoever claiming title as against all acts of the Grantor herein and no other (except claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness our hand to be effective as of the 30th day of September, 2016.

"Grantor"

THE PARK AT HILLSIDE W TIC LLC, a Tennessee limited liability company, as tenant in common

By: _____
Robert Wolf, its Manager

- and -

THE PARK AT HILLSIDE 752 TIC LLC, a Tennessee limited liability company, as tenant in common

By: _____
Robert Wolf, its Manager

[Notary Acknowledgment on following page]

STATE OF NEW YORK

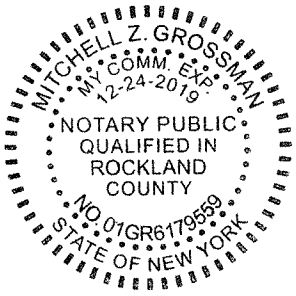
COUNTY OF KINGS

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert Wolf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Manager of The Park At Hillside W TIC LLC, a Tennessee limited liability company, being authorized to do so on behalf of said company, executed the foregoing instrument for the purposes therein contained, by signing as aforesaid.

Witness my hand and seal at office on this the 28 day of September, 2016.

NOTARY PUBLIC

My Commission Expires: 12/24/19



STATE OF NEW YORK

COUNTY OF KINGS

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert Wolf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Manager of The Park At Hillside 752 TIC LLC, a Tennessee limited liability company, being authorized to do so on behalf of said company, executed the foregoing instrument for the purposes therein contained, by signing as aforesaid.

Witness my hand and seal at office on this the 28 day of September, 2016.

NOTARY PUBLIC

My Commission Expires: 12/24/19

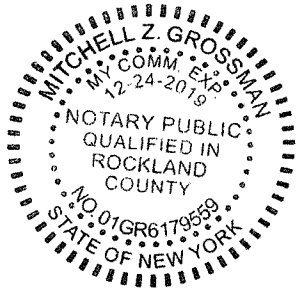


Exhibit A
To Special Warranty Deed

Legal Description of the Property

BEING three parcels of land in the First Civil District of Nashville, Davidson County, Tennessee, located on both the east and west margins of Hillside Avenue south of Edgehill Avenue, and being more particularly described as follows:

LOT 1:

BEING a parcel of land in the southwest quadrant of the intersection of Edgehill Avenue and Hillside Avenue being more particularly described as follows:

BEGINNING at a point in the southerly margin of Edgehill Avenue, said point being the westerly end of the return with Hillside Avenue;

THENCE, with a curve concave to the south having a central angle of 98 degrees, 35' 46", a radius of 25.00 feet and a chord of South 36 degrees 26' 53" East 37.91 feet for an arc length of 43.02 feet to a point in the westerly margin of Hillside Avenue;

THENCE, South 12 degrees 51' 00" West, 145.88 feet to a point;

THENCE, with a curve concave to the west having a central angle of 41 degrees, 55' 37", a radius of 575.00 feet and a chord of South 33 degrees 46' 14" West, 411.44 feet for an arc length of 420.76 feet to a point;

THENCE, South 54 degrees 43' 00" West 46.69 feet to a point;

THENCE, with a curve concave to the east having a central angle of 36 degrees 10' 14", a radius of 625.00 feet and a chord of South 36 degrees 38' 45" West, 388.04 feet for an arc length of 394.56 feet to a point;

THENCE, South 18 degrees 34' 00" West 200.05 feet to a point;

THENCE, with a curve concave to the east having a central angle of 08 degrees 40' 02", a radius of 3525.00 feet and a chord of South 14 degrees 14' 33" West 532.72 feet for an arc length of 533.22 feet to a point:

THENCE, South 09 degrees 54' 00" West, 182.71 feet to a point;

THENCE, with a curve concave to the west having a central angle of 87 degrees 28' 00", a radius of 15.00 feet and a chord of South 53 degrees 38' 00" West 20.74 feet for an arc length of 22.90 feet to a point in the northerly margin of Alley No. 658 1/4;

THENCE, with said alley, North 82 degrees 38' 00" West, 179.41 feet to a point;

THENCE, with the easterly margin of Pedestrian Walk, North 09 degrees 55' 00" East 512.83 feet to a point;

THENCE, South 82 degrees 38' 00" East 1.10 feet to a point;

THENCE, North 09 degrees 53' 00" East 954.72 feet to a point;

THENCE, with the southerly line of South Street Community Center of record in Deed Book 4402, page 258, R.O.D.C. South 84 degrees 56' 00" East, 293.74 feet to a point;

THENCE, South 05 degrees 04' 00" West 25.00 feet to a point THENCE, South 84 degrees 56' 00" East, 22.66 feet to a point; THENCE, North 05 degrees 04' 00" East, 25.00 feet to a point; THENCE, North 11 degrees 40' 00" East, 48.51 feet to a point;

THENCE, with the southerly line of Pleasant Valley Presbyterian Church of record in Deed Book 4347, page 435, R.O.D.C., South 83 degrees 41' 00" East 169.26 feet to a point;

THENCE, North 12 degrees 35' 45" East 283.90 feet to a point in the southerly margin of Edgefield Avenue;

THENCE, with said margin and a curve concave to the south having a central angle of 12 degrees 46' 51", a radius of 542.96 feet and a chord of North 87 degrees 46' 06" East 120.87 feet for an arc length of 121.12 feet to the point of beginning, containing 477,124 square feet or 10.95 acres, more or less.

Included in above described Lot 1 but excluded therefrom is the following described 20' alley dedicated by Plat Book 5190, page 528, R.O.D.C. Beginning at an iron pin in the easterly margin of Pedestrian Walk, said pin being North 09 degrees 55' 00" East, 512.83 feet along said margin from the northerly margin of Alley No. 658 1/4.

THENCE, leaving said margin, South 82 degrees 38' 00" East 207.88 feet to a point in the westerly margin of Hillside Drive;

THENCE, with said margin and a curve concave to the east having a central angle of 00 degrees 36' 41", a radius of 3525.00 feet and a chord of South 14 degrees 36' 45" West 37.15 feet for an arc length of 37.15 feet to a point;

THENCE, with a curve concave to the west having a central angle of 97 degrees 04' 46", a radius of 15.00 feet and a chord of North 34 degrees 05' 37" West 22.48 feet for an arc length of 25.42 feet to a point;

THENCE, North 82 degrees 38' 00" West 189.20 feet to a point in the easterly margin of Pedestrian Walk; 05' 37" West 22.48 feet for an arc length of 25.42 feet to a point;

THENCE, with said margin, North 09 degrees 55' 00" East, 20.02 feet to the point of beginning containing 4204 square feet or 0.10 acres, more or less.

LOT 2:

BEING a parcel of land located in the southeast quadrant of the intersection of Edgehill Avenue and Hillside Avenue being more particularly described as follows:

BEGINNING at a point in the southerly margin of Edgehill Avenue, said point being the easterly end of the return of the intersection with Hillside Avenue;

THENCE, with the southerly margin of Edgehill Avenue South 82 degrees 09' 00" East 436.88 feet to a point;

THENCE, with a curve concave to the south having a radius of 20.00 feet, a central angle of 90 degrees 15' 00" and a chord of South 37 degrees 01' 30" East 28.35 feet for an arc length of 31.50 feet to a point in the westerly margin of a 20-foot alley;

THENCE, with said westerly margin, South 08 degrees 06' 00" West 130.14 feet to a point;

THENCE, South 06 degrees 14' 00" East 166.12 feet to a point;

THENCE, with a curve concave to the east having a central angle of 79 degrees 26' 00", a radius of 40.00 feet and a chord of South 45 degrees 57' 00" East 51.12 feet for an arc length of 55.45 feet to a point;

THENCE, South 85 degrees 40 00" East 1.27 feet to a point;

THENCE, with a curve concave to the south having a central angle of 90 degrees 34' 00", a radius of 20.00 feet and a chord of South 40' degrees 23' 00" East 28.42 feet for an arc length of 31.61 feet to a point;

THENCE, South 04 degrees 54' 00" West 145.67 feet to a point;

THENCE, North 85 degrees 40' 00" West 682.78 feet to a point;

THENCE, with a curve concave to the north having a central angle of 42 degrees 00' 00", a radius of 64.00 feet and a chord of North 64 degrees 40' 00" West 45.87 feet for an arc length of 46.91 feet to a point;

THENCE, North 43 degrees 40' 00" West 22.11 feet to a point in the easterly margin of Hillside Avenue;

THENCE, with said Hillside Drive and a curve concave to the north having a central angle of 33 degrees 51' 26", a radius of 625.00 feet and a chord of North 29 degrees 44' 48" East 363.97 feet for an arc length of 369.32 feet to a point;

THENCE, North 12 degrees 51' 00" East 160.56 feet to a point; THENCE, with a curve concave to the east having a central angle of 84 degrees 22' 59", a radius of 25.00 feet and a chord of North 55 degrees 38' 51" East 33.58 feet for an arc length of 36.82 feet to the point of beginning, containing 301,923 square feet or 6.93 acres, more or less.

LOT 3:

BEING a parcel of land lying on the easterly margin of Hillside Avenue being a more particularly described as follows:

BEGINNING at a point in the easterly margin of Hillside Avenue, said point being southerly 592.53 feet along said margin from the southerly end of the return at Edgehill Avenue;

THENCE, leaving said margin with the west line of City of Nashville property, South 09 degrees 54' 00" West 540.47 feet to a point;

THENCE, North 84 degrees 35' 00" West 25.40 feet to a point;

THENCE, South 09 degrees 45' 00" West 220.23 feet to a point; THENCE, North 82 degrees 38' 00" West 241.68 feet to an iron pin in the easterly margin of Hillside Avenue;

THENCE, with said margin and a curve concave to the east having a central angle of 03 degrees 24' 45", a radius of 3475.00 feet and a chord of North 16 degrees 52' 11" East, 206.94 feet for an arc length of 206.97 feet to a point;

THENCE, North 18 degrees 34' 00" East 8.79 feet to a point;

THENCE, South 84 degrees 35' 00" East 65.47 feet to a point;

THENCE, North 09 degrees 54' 00" East 132.08 feet to a point;

THENCE, North 84 degrees 35' 00" West 45.13 feet to a point;

THENCE, North 18 degrees 34' 00" East 55.98 feet to a point;

THENCE, with a curve concave to the east having a central angle of 36 degrees 10' 21", a radius of 575.00 feet and a chord of North 36 degrees 38' 57" East 357.02 feet for an arc length of 363.01 feet to a point:

THENCE, North 54 degrees 43' 00" East, 46.69 feet to a point;

THENCE, with a curve concave to the west having a central angle of 02 degrees 19' 11", a radius of 625.00 feet and a chord of North 53 degrees 29' 10" East 25.30 feet for an arc length of 25.30 feet to the point of beginning, containing 132,376 square feet or 3.04 acres, more or less.

Lots 1, 2 and 3 combined contain 911,423 square feet or 20.92 acres, more or less.

Being the same property conveyed to The Park At Hillside W TIC LLC and The Park At Hillside 752 TIC LLC, as tenants in common, of record in Instrument No. 20130830-0091943, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

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

2. Declaration of Land Use Restrictive Covenants of record in Instrument No. 200012270126090, Register's Office for Davidson County, Tennessee.

3. Assignment and Assumption of Land Use Restrictive Covenants and Regulatory Agreement of record as Instrument No. 201308300091944, Register's Office for Davidson County, Tennessee.

4. All matters shown on the Plan of record in Plat Book 9700, Page 760, Register's Office for Davidson County, Tennessee.

5. Easement reserved in Ordinance #68-512 and of record in Book 4252, Page 502, in the Register's Office for Davidson County, Tennessee.

6. Easement reserved in Ordinance No. 69-781 and of record in Book 4346, Page 878, in the Register's Office for Davidson County, Tennessee.

7. Easement granted Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 10170, Page 580, in the Register's Office for Davidson County, Tennessee.

8. Anchor Easement of record in Book 3618, Page 492, in the Register's Office for Davidson County, Tennessee.

9. Easement reserved in Ordinance #98-1234.

10. Easement Agreement of record in Book 11575, Page 864, in the Register's Office for Davidson County, Tennessee.

11. Cable Television Easement and Maintenance Agreement of record in Instrument Number 200004180038818, in the Register's Office for Davidson County, Tennessee.

12. Grant of Easement to Comcast of Nashville I, LLC of record as Instrument No. 201509110092391, Register's Office for Davidson County, Tennessee.

13. Encroachments reflected on Survey 13-067(R), prepared by Crawford & Cummings P.C., dated 7-6-2016, last revised _____, as specifically noted below:

   a. All utility lines not located in recorded easements
   b. Fence meandering in and out of the property boundary lines
   c. Dumpster pad over property line at North end of Lot 1

True Copy Certification

I, Chana Skaly, 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 New Jersey

County of Ocean

Personally appeared before me, Daniela Graca, a notary public for this county and state, Chana Skaly who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DANIELA F GRACA
ID # 2329410
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires August 5, 2020

My Commission Expires: _____
Notary' Seal (if on paper)