FROM: Arbours of Hermitage Gardens Associates, LLC, a Delaware limited liability company; Firewish Arbours, LLC, a Delaware limited liability company; and JF Arbours, LLC, a Delaware limited liability company

TO: HB Property Owner 4, L.P., a Delaware limited partnership

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
		097000087.00
HB Property Owner 4, L.P. 591 West Putnam Avenue Greenwich, CT 06830	HB Property Owner 4, L.P. 591 West Putnam Avenue Greenwich, CT 06830	Map 97; Parcel 87
This instrument prepared by:	Robert E. Farmer, III, Esquire Kaufman & Canoles, P.C. 2101 Parks Avenue, Suite 700 Virginia Beach, VA 23451	

The actual consideration or value, whichever is greater, for this transfer is $38,600,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of October, 2016.

Regina Balderson Harrington
Notary Public

My Commission Expires: 2/28/19

REGINA BALDERSON HARRINGTON
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
REGISTRATION #7503988
MY COMMISSION EXPIRES FEB. 28, 2019

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Arbours of Hermitage Gardens Associates, LLC, a Delaware limited liability company, as to an undivided 67.56756757% interest; Firewish Arbours, LLC, a Delaware limited liability company, as to an undivided 21.62162162% interest; and JF Arbours, LLC, a Delaware limited liability company, as to an undivided 10.81081081% interest, as tenants-in-common, hereinafter called "GRANTORS", have bargained and sold, and by these presents does transfer and convey unto HB Property Owner 4, L.P., a Delaware limited partnership, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, and more particularly described on Exhibit A, attached hereto and made a part hereof.

Davidson County DEEDWARRSP
Recvd: 11/03/16 10:26 8 pgs
Fees:43.00 Taxes:142820.00
20161103-0116375

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit B ("Permitted Encumbrances") attached hereto.

This is improved property located at 6001 Old Hickory Boulevard, Nashville, Tennessee 37076.

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 assigns, forever, and GRANTORS further covenant and bind themselves, their successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under GRANTORS (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS their hand this 1 day of November, 2016.

ARBOURS OF HERMITAGE GARDENS ASSOCIATES, LLC, a Delaware limited liability company

By: Arbours of Hermitage Managing Co., LLC, a Delaware limited liability company, its Manager

By:_____
T. Richard Litton, Jr.
Manager

FIREWISH ARBOURS, LLC,
a Delaware limited liability company

By: Firewish Arbours Managing Co., LLC, a Delaware limited liability company, its manager

By:_____
T. Richard Litton, Jr.
Manager

JF ARBOURS, LLC,
a Delaware limited liability company

By: JF Arbours Managing Co., LLC, a Delaware limited liability company, its manager

By:_____
T. Richard Litton, Jr.
Manager

COMMONWEALTH OF VIRGINIA)
CITY OF NORFOLK)

Before me, the undersigned, a Notary Public in and for the City and Commonwealth aforesaid, personally appeared T. Richard Litton, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Manager of Arbours of Hermitage Managing Co., LLC, a Delaware limited liability company, the Manager of Arbours of Hermitage Gardens Associates, LLC, the within named bargainor, a Delaware limited liability company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager of Arbours of Hermitage Managing Co., LLC, the Manager of Arbours of Hermitage Gardens Associates, LLC.

Witness my hand and seal, at office in Norfolk, Virginia, this 26th day of October, 2016.

Regina Balderson Harrington
NOTARY PUBLIC

My Commission Expires: 2/28/19

REGINA BALDERSON HARRINGTON
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
REGISTRATION #7503988
MY COMMISSION EXPIRES FEB. 28, 2019

COMMONWEALTH OF VIRGINIA)
CITY OF NORFOLK)

Before me, the undersigned, a Notary Public in and for the City and Commonwealth aforesaid, personally appeared T. Richard Litton, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Manager of Firewish Arbours Managing Co., LLC, a Delaware limited liability company, the Manager of Firewish Arbours, LLC, the within named bargainor, a Delaware limited liability company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager of Firewish Arbours Managing Co., LLC, the Manager of Firewish Arbours, LLC.

Witness my hand and seal, at office in Norfolk, Virginia, this 26th day of October, 2016.

Regina Balderson Harrington
NOTARY PUBLIC

My Commission Expires: 2/28/19

REGINA BALDERSON HARRINGTON
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
REGISTRATION #7503988
MY COMMISSION EXPIRES FEB. 28, 2019

COMMONWEALTH OF VIRGINIA)
CITY OF NORFOLK)

Before me, the undersigned, a Notary Public in and for the City and Commonwealth aforesaid, personally appeared T. Richard Litton, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Manager of JF Arbours Managing Co., LLC, a Delaware limited liability company, the Manager of JF Arbours, LLC, the within named bargainor, a Delaware limited liability company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager of JF Arbours Managing Co., LLC, the Manager of JF Arbours, LLC.

Witness my hand and seal, at office in Norfolk, Virginia, this 26th day of October, 2016.

Regina Balderson Harrington
NOTARY PUBLIC

My Commission Expires: 2/28/19

REGINA BALDERSON HARRINGTON
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
REGISTRATION #7503988
MY COMMISSION EXPIRES FEB. 28, 2019

EXHIBIT A
Legal Description

A PARCEL OF LAND SITUATED IN THE FIRST (1ST) CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND WITHOUT THE CORPORATE LIMITS OF THE CITY OF NASHVILLE, TENNESSEE AND BEING THE ARBOUR EAST APARTMENT SITE AS SHOWN BY DEED OF RECORD IN BOOK 4460, PAGE 91, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT IN THE EASTERN MARGIN OF OLD HICKORY BOULEVARD AS WIDENED IN THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, SAID MONUMENT BEING LOCATED AT THE NORTHERN TERMINUS OF THE CURVE FORMED BY THE INTERSECTION OF THE EASTERN MARGIN OF OLD HICKORY BOULEVARD AND THE NORTHERN MARGIN OF BELL ROAD; THENCE WITH OLD HICKORY BOULEVARD NORTH 07 DEG. 04 MIN. 57 SEC. WEST 301.37 FEET TO A CONCRETE MONUMENT; THENCE WITH A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2,904.68 FEET, IN A NORTHERLY DIRECTION AN ARC LENGTH OF 783.47 FEET TO A CONCRETE MONUMENT; THENCE WITH A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 40 FEET, IN A NORTHERLY DIRECTION AN ARC LENGTH OF 61.82 FEET TO A CONCRETE MONUMENT IN THE SOUTHERLY MARGIN OF LAKE PARKWAY; THENCE WITH SAID PARKWAY THE FOLLOWING CALLS AND DISTANCES; NORTH 66 DEG. 00 MIN. 56 SEC. EAST 34.88 FEET TO A CONCRETE MONUMENT; THENCE FROM SAID CONCRETE MONUMENT WITH A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 202.05 FEET, IN AN EASTERLY DIRECTION AN ARC LENGTH OF 196.10 FEET TO A CONCRETE MONUMENT; THENCE FROM SAID CONCRETE MONUMENT WITH A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 377.34 FEET, IN AN EASTERLY DIRECTION AN ARC LENGTH OF 109.54 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 75 DEG. 01 MIN. 05 SEC. EAST 487.61 FEET TO A CONCRETE MONUMENT; THENCE FROM SAID CONCRETE MONUMENT WITH A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 439.61 FEET, IN AN EASTERLY DIRECTION AN ARC LENGTH OF 231.71 FEET TO A CONCRETE MONUMENT; THENCE FROM SAID CONCRETE MONUMENT WITH A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, IN A SOUTHERLY DIRECTION AN ARC LENGTH OF 36.31 FEET TO A CONCRETE MONUMENT IN THE SOUTHWESTERLY MARGIN OF AN UNNAMED STREET; THENCE WITH SAID STREET SOUTH 22 DEG. 00 MIN. 04 SEC. EAST 136.22 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 22 DEG. 00 MIN. 04 SEC. EAST 345.43 FEET TO A CONCRETE MONUMENT; THENCE WITH A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 508.34 FEET, IN A SOUTHERLY DIRECTION AN ARC LENGTH OF 219.88 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 02 DEG. 46 MIN. 58 SEC. WEST 349.09 FEET TO A CONCRETE MONUMENT; THENCE FROM THE CONCRETE MONUMENT WITH A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 45.82 FEET, IN A SOUTHWESTERLY DIRECTION AN ARC LENGTH OF 71.81 FEET TO A CONCRETE MONUMENT; THENCE THE NORTHWEST MARGIN OF BELL ROAD, AND WITH A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 3,540.00 FEET, IN A SOUTHWESTERLY DIRECTION AN ARC LENGTH OF 597.35 FEET TO A CONCRETE MONUMENT; THENCE CONTINUING WITH THE NORTHWEST MARGIN OF BELL ROAD SOUTH 82 DEG. 55 MIN. 05 SEC. WEST 167.75 FEET TO A CONCRETE MONUMENT; THENCE FROM SAID CONCRETE MONUMENT WITH A CURVE TO THE RIGHT; SAID CURVE HAVING A RADIUS OF 200 FEET, IN A NORTHWESTERLY DIRECTION AN ARC LENGTH OF 314.16 FEET TO A CONCRETE MONUMENT, THE POINT OF BEGINNING, AND CONTAINING 28.01 ACRES, MORE OR LESS, ACCORDING TO A SURVEY OF LEWIS B. MEFFORD, JR., OF SOUTHERN LAND & ASSOCIATES, INC., SURVEYORS, DATED JULY 14, 1978, AND REVISED SEPTEMBER 21, 1978 AND OCTOBER 24, 1978.

Being the same property conveyed by CCP IV Arbours of Hermitage, LLC, a Delaware limited liability company to Arbours of Hermitage Gardens Associates, LLC, a Delaware limited liability company, Firewish Arbours, LLC, a Delaware limited liability company and JF Arbours, LLC, a Delaware limited liability company, as tenants-in-common, by deed of record as instrument no. 20141001-0090553, Register's Office, Davidson County, Tennessee.

ALSO BEING DESCRIBED AS:

BEING A PARCEL OF LAND IN THE GENERAL SERVICES DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF OLD HICKORY BOULEVARD AND BELL ROAD BEING LOT NO. 1, AS SHOWN ON THE PLAN OF ARBOUR EAST APARTMENT SITE OF RECORD IN PLAT BOOK 4460, PAGE 91, R.O.D.C.

EXHIBIT B
PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2017 and subsequent years, not yet due and payable.

2. The following matters as shown on plat of record in Plat Book 4460, page 91, Register's Office for Davidson County, Tennessee:
   A) 20' Public Utility Easement
   B) Restriction that "No lot or lots shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than hereby established until otherwise approved by the Metropolitan Planning Commission".

3. Transmission line easements of record in Book 1237, page 94, and in Book 1129, page 668, Register's Office for Davidson County, Tennessee.

4. Rights of lessee under that certain unrecorded Laundry Room(s) Lease dated December 14, 2011, by and between Coinmach Corporation, as Lessee, and Consolidated Capital Properties IV, as Lessor, as assigned.

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, Sara Godin 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

Sara Godin
Notary Public
State of New Jersey
My Commission Expires September 18, 2021

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