This Instrument Prepared By:
John A. Gupton III
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
Trans:T20160114901 DEEDWARRSP
Recvd: 12/30/16 08:49 5 pgs
Fees:28.00 Taxes:13741.27
20161230-0137204

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
LSA Haynes Garden, LLC, a TN limited liability company 6230 Wilshire Blvd., Ste. 830 Los Angeles, CA 90048	Same
Map & Parcel No.: **059 00 0 130.00**	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, Haynes Garden Apartments, Inc., a Tennessee corporation, ("Grantor"), has bargained and sold and does hereby transfer and convey unto LSA Haynes Garden, LLC, a TN limited liability company ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

See Exhibit A

This is improved property known as 2715 Whites Creek Pike, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

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

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

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IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 29 day of December, 2016.

Haynes Garden Apartments, Inc.,
a Tennessee Corporation

By: Benjamin Jones
Benjamin Jones, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Iva J. Binkley, a Notary Public in and for the State and County aforesaid, personally appeared Benjamin Jones, 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 President of Haynes Garden Apartments, Inc., the within named bargainor, a Tennessee corporation, and that he as such President, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President.

WITNESS my hand, at office, this 20th day of December, 2016.

NOTARY PUBLIC

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My Commission Expires:
April 24, 2017

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $3,713,858.00.

AFFIANT

Subscribed and sworn to before me this 28th day of December, 2016.

NOTARY PUBLIC

My Commission Expires:

5-5-20

JESSICA R. MAYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2020

Exhibit A

Legal Description

Land in the 12th Civil District of Davidson County, Tennessee, the Beginning point being described as follows: BEGINNING at the intersection of the center line of Moormans Arm' Road and center line of Whites Creek Pike as presently located; thence in a northwesterly direction with a curve central angle 11° 16' 11", radius 2,667.94 feet, tangent 263.24', length 524.77 feet, to the right and along the center line of Whites Creek Pike 519 feet to a point in the center line of Whites Creek Pike; thence North 72° 32' 20" East 30 feet to a concrete monument in the easterly margin of Whites Creek Pike as presently located, and said monument being South 52° 47' 04" East 116.71 feet from an existing U.S. Coast and Geodetic monument. #25102 located in the westerly margin of Whites Creek Pike, this being the point of BEGINNING.

THENCE along Joseph A. Thomas' southerly line North 72° 32' 20" East 1208.48 feet to an iron pin located on J.B. Downey and Sons, Inc., westerly property line; thence, along J.B. Downey and Sons, Inc. westerly line South 4° 29' 31" East 890.58 feet to an iron pin, said pin being the southeasterly corner of described tract; thence, South 58° 45' 11" West 397.84 feet to an iron pin located on E.L. Ford's southeast corner; thence, along E.L. Ford's easterly line North 30° 33' 38" West, 164.09 feet to an iron pin, said pin located on Charles W. Bender's southerly line; thence along said line, North 59° 21' 48" East, 55.59 feet to a concrete monument located on Charles W. Bender's southeast corner; thence, North 34° 36' 00" West 300.21 feet to a concrete monument; thence. South 58° 35' 38 ".West 434.80, feet to a concrete monument, said monument located on the east margin of Whites Creek Pike; thence, along said margin North 34° 09' 17" West 98.00 feet to a concrete monument; thence, continuing along said margin with a curve to the right (central angle 11° 16' 11", Radius 2,667.94', Tangent 263.24', Length 524.77') to the point of beginning and containing 767,962.80 square feet or 17.63 acres.

Being the same property conveyed to Haynes Garden Apartments, Inc., a Tennessee corporation, by Warranty Deed of record in Book 4425, page 347, Register's Office for Davidson County, Tennessee.

Exhibit B

Exceptions

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

2. Grant of Easement of record as Instrument No. 20110930-0075708, Register's Office for Davidson County, Tennessee.

3. Easement of record as Instrument No. 20050720-0084419, Register's Office for Davidson County, Tennessee.

4. Lease Agreement of record in Book 5515, page 740, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Strom Drainage of record in Book 5420, page 817, Register's Office for Davidson County, Tennessee.

6. Regulatory Agreement of record in Book 4425, page 355, Register's Office for Davidson County, Tennessee.