BILL GARRETT, Davidson County
Trans:T20170016398 DEEDWARRSP
Recvd: 02/24/17 12:02 4 pgs
Fees:23.00 Taxes:48100.00
20170224-0018665

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (TEG)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Numbers:
The Astoria at Bedford Place, LLC 3803 Bedford, Suite 100 Nashville, TN 37209	Same	117-10-0010500

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100th DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, THE ASTORIA PLACE, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and hereby transfers and conveys to THE ASTORIA AT BEDFORD PLACE, LLC, a Tennessee limited liability company, its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

The property is located on Bedford Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

Said property is conveyed subject to matters shown on Exhibit B attached hereto.

Grantor covenants and binds itself and its successors and assigns to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has caused this instrument to be executed as of the 21st day of February, 2017.

GRANTOR:

THE ASTORIA PLACE, LLC

By: _____
Name: Michael D. Sontag
Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Michael D. Sontag, who acknowledged that s/he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Vice President of The Astoria Place, LLC, a limited liability company, and is authorized to execute the within instrument on its behalf.

WITNESS my hand, at office, this 21st day of February, 2017.

_____
Notary Public

KELLY HEFLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

10-7-19

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $13,000,000.00.

_____

Sworn to and subscribed before me this 21st day of February, 2017.

_____
Notary Public

AUDRA D. CROSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires:

4-20-20

EXHIBIT A

Land lying in Davidson County, Tennessee, being known as Lot 1 on the First Revision, Consolidation Plat, Bedford Avenue Subdivision, Phase 4, of record in Instrument No. 20101201-0095479, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to The Astoria, LLC n/k/a The Astoria Place, LLC by Special Warranty Deed from Sev Bedford, LLC dated August 27, 2010 and appearing of record in Instrument No. 20100827-0068189, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2017 and thereafter.

2. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20101019-0083615, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer and/or Storm Drainage Easements of record in Book 3914, page 9, and Book 3914, page 65, said Register's Office.

4. All matters shown on plan of record in Instrument No. 20101201-0095479, said Register's Office.

5. Public Utility and Drainage Easement of record in Instrument No. 20060811-0099296, said Register's Office.

6. Public Utility and Drainage Easement of record in Instrument No. 20060811-0099297, said Register's Office.