BILL GARRETT, Davidson County
Trans:T20170040031 DEEDWARRSP
Recvd: 05/10/17 14:41 5 pgs
Fees:28.00 Taxes:26455.00
20170510-0046597

This Instrument Prepared By:
Russell J. McCann
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

SPECIAL WARRANTY DEED

Address New Owners:	Send Tax Bills to:	Map-Parcel No.
c/o Costanza Enterprises Inc. 14 Franklin Street, Suite 800 Rochester, NY 14604	Same	093-064-051.00

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is Seven Million One Hundred Fifty Thousand and No/100 Dollars ($7,150,000.00).

Affiant

SHANNON R. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR. 9, 2020

SUBSCRIBED AND SWORN TO before me, this the 10 day of May, 2017.

Notary Public

My Commission Expires: 3-9-2020

For and in consideration of the sum of Seven Million One Hundred Fifty Thousand and No/100 Dollars ($7,150,000.00) the receipt and sufficiency of which are hereby acknowledged, **GREGCOH, LLC, a California limited liability company**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **NNN VINEYARD SPRINGS APARTMENTS 30, LLC, a Delaware limited liability company as to an undivided 10.09% interest, NNN VINEYARD SPRINGS APARTMENTS 31, LLC, a Delaware limited liability company as to an undivided 15.21% interest, NNN VINEYARD SPRINGS APARTMENTS 32, LLC, a Delaware limited liability company as to an undivided 14.42% interest, NNN VINEYARD SPRINGS APARTMENTS 33, LLC, a Delaware limited**

liability company as to an undivided 34.23% interest, CFF JOE'S CRAB SHACK, LLC, a Delaware limited liability company as to an undivided 22.80% interest, and TJS JOE'S CRAB SHACK, LLC, a Delaware limited liability company as to an undivided 3.25% interest, as tenants-in-common, (collectively "Grantee"), a parcel of land in Davidson County, State of Tennessee, particularly described below together with all improvements, buildings, and structures located thereon (the "Property"):

Land in Davidson County, Tennessee, being part of Lot No. 2 on the First Plan of Davidson Academy Lots, not of record, and being Lots Nos. 1 and 2, and part of Lots Nos. 3, 4, 7, 8 and 9 on the Plan of Ellis and Moore's Subdivision of Davidson Academy Lots, as of record in Minute Book "L", page 358, Chancery Court at Nashville, and described more particularly according to an "As-Built" Survey prepared by Allen R. Trumbo, R.L.S, No. 1127, Dale and Associates, 516 Heather Place, Nashville, TN, 37204, dated December 20, 1996 revised December 31, 1996, Job No. 95110, and being more particularly described as follows:

Begin at the intersection of the North right-of-way margin of Shelby Avenue and the West right-of-way margin of 2nd Avenue South, said point being the True Point of Beginning; thence run South 62°34'00" West along the North right-of-way margin of Shelby Avenue for a distance of 215.05 feet to a point on the East right-of-way margin of 3rd Avenue South; thence run North 27°26'00" West along said right-of-way margin for a distance of 26.00 feet to a point; thence run North 61°40'05" East for a distance of 106.12 feet to a point; thence run North 26°54'58" West for a distance of 72.93 feet to a point; thence run North 62°21'08" East (erroneously recited as West in prior deed) for a distance of 108.29 feet to a point on the West right-of-way margin of 2nd Avenue South; thence run South 27°26'00" East along said right-of-way margin for a distance of 101.00 feet to a point and back to the True Point of Beginning, containing 0.317 acres more or less.

Being the same property conveyed to Gregcoh, LLC, by Special Warranty Deed, from Sovereign JCS II LLC, dated May 19, 2008, of record in Instrument No. 20080523-0053089, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances of record.

The legal description set forth above is the same as the legal description contained in the previous deed of record.

The Property is improved property commonly known as: 123 2nd Avenue South, Nashville, Tennessee 37201.

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 GRANTOR further covenants and binds itself, its 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 through and under GRANTOR (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.

[Signature on following page]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 3rd day of May, 2017.

GRANTOR:

GREGCOH, LLC,
a California limited liability company

By: Nancy Gregory Cohn
Nancy Gregory Cohn, Member/Manager

Return to:
Russell J. McCann
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

170159JM

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California }
}ss
County of Los Angeles }

On May 3 2017 before me, Teri Campbell, Notary Public, personally appeared, NANCY GREGORY COHN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

TERI CAMPBELL
Notary Public - California
Los Angeles County
Commission # 2182615
My Comm. Expires Feb 9, 2021