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BILL GARRETT, Davidson County
Trans:T20170049000 DEEDWARRSP
Recvd: 06/08/17 13:43 4 pgs
Fees:23.00 Taxes:22200.00
20170608-0057631

THIS INSTRUMENT PREPARED BY: **Talbott P. Ottinger** **MCKENZIE LAIRD, PLLC** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $6,000,000.00. Affiant Subscribed and sworn to before me, this 7th day of June, 2017. Notary Public My Commission Expires: 1-8-2019

LINDA L MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

SPECIAL WARRANTY DEED

Address New Owners:	Send Tax Bills To:	Map-Parcel Number(s):
1616 Camden Road, Suite 210 Charlotte, NC 28203	AP Edgehill Investors, LLC 1616 Camden Road, Suite 210 Charlotte, NC 28203	105-010-230.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **EDGEHILL VILLAGE INVESTORS, LLC**, a Tennessee limited liability company ("**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **AP EDGEHILL INVESTORS, LLC**, a Delaware limited liability company ("**Grantee**"), its successors and assigns, that certain real property located in Nashville, Davidson County, Tennessee, as more particularly described in **Exhibit A** attached hereto and incorporated herein by reference (the "**Property**").

THIS IS UNIMPROVED PROPERTY KNOWN AS: 0 Villa Place, Nashville, Tennessee, 37212.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth on **Exhibit B** attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the 7 day of June, 2017.

EDGEHILL VILLAGE INVESTORS, LLC,
a Tennessee limited liability company

By: **Edgehill Village Managing Member, LLC**, a Tennessee limited liability company, its Manager

By: _____
Robert W. Lowe, Jr.
Its: President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT W. LOWE, JR.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **PRESIDENT** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of June, 2017.

_____
Notary Public
My Commission Expires: 1-8-2019

LINDA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

EXHIBIT A

Legal Description

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set in the westerly right-of-way line of Villa Place, 50 feet in width, at a corner common with the property conveyed to Carl P. Massaro and Lori L. Evans of record in Instrument Number 20011214-0138424 at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of way line of said Villa Place with the northerly property line of said Carl P. Massaro and Lori L. Evans, North 82 degrees 31 minutes 49 seconds West, 144.20 feet to an iron rod set on the easterly right-of-way line of Alley Number 438, 12 feet in width;

Thence with the easterly right-of-way line of said Alley Number 438, North 09 degrees 13 minutes 51 seconds East, 179.70 feet to a point at the southwest corner of the property conveyed to Villa Way, LLC, of record in Instrument Number 20040526-0062173, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of said Alley Number 438 with the southerly property line of Villa Way, LLC, of record in Instrument Number 20040526-0062173, South 82 degrees 31 minutes 49 seconds East, 144.20 feet to a point on the westerly right-of-way line of said Villa Place;

Thence with the westerly right-of-way line of Villa Place, South 09 degree 13 minutes 51 seconds West, 179.70 feet to the point of beginning, containing 25,901 square feet or 0.595 acres, more or less.

Also described as:

Being a parcel of land in Davidson County, Tennessee, belonging to the Edgehill Village Investors, LLC (Tax Map 105-01, Parcel 230) as recorded in Quit Claim Deed Instrument No. 20140307-0019402, Register's Office of Davidson County (R.O.D.C.);

Being more particularly described as the following:

Beginning at an existing 1/2" iron rebar in the southeast corner of said property and the northeast corner of the Carl P. Massaro & Lori L. Evans Property (Tax Map 104-08, Parcel 241) as recorded in Instrument No. 20140307-0019402, R.O.D.C. and in the westerly right-of-way line of Villa Place;

Thence, leaving said right-of-way line with the northerly line of the Massaro/Evans property, North 82 Degrees 37 Minutes 24 Seconds West, a distance of 144.14 feet to an existing Concrete Monument and in the easterly right-of-way line of Alley No. 438;

Thence, in a northeasterly direction with the easterly right-of-way line of Alley No. 438, North 09 Degrees 13 Minutes 56 Seconds East, a distance of 179.56 feet to a found PK Nail in asphalt with GS&P shiner and being the southwest corner of the Edgehill Village Investors, LLC (Tax Map 105-01, Parcel 229) as recorded in Quit Claim Deed Instrument No. 201403070019402, R.O.D.C;

Thence, leaving said right-of-way line, South 82 Degrees 05 Minutes 50 Seconds East, a distance of 144.16 feet to a found 5/8" iron rebar with yellow GS&P cap and in the westerly right-of-way line of Villa Place;

Thence, in a southwesterly direction with the westerly right-of-way line of Villa Place, South 09 Degrees 15 Minutes 00 Seconds West, a distance of 178.23 feet to the Point of Beginning.

The above description contains 25,778 sqft. (+/-) and/or 0.56 acres (+/-) according to survey data prepared by Gresham Smith and Partners, 511 Union Street, Nashville, Tennessee 37219-1733, Gregory Gurney, TN RLS #2916 on April 7,2017. Source of North is per Tennessee Grid North (NAD 1983).

Being a part of the same property conveyed to Edgehill Village Investors, LLC by deed from Voorhees Investors, LLC of record at Instr.No. 20140307-0019402, RODC, TN

EXHIBIT B

Permitted Encumbrances

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

2. Orders of the Metropolitan Board of Zoning Appeals, recorded in Instrument Nos. 20030326-0039834 and 20030409-0047326, Register's Office for Davidson County, Tennessee.

3. Survey No. 4264200 prepared by Gregory Kenneth Gurney TN RLS #2916 of Gresham Smith and Partners, and dated May 4, 2017 indicates the following: overhead utilities in westerly line of the Property.