THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170612241** BILL GARRETT, Davidson County Trans:T20170056970 DEEDWARR Recvd: 07/05/17 08:57 3 pgs Fees:18.00 Taxes:8084.36 20170705-0067096	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,184,961.00. Affiant Subscribed and sworn to before me, this 30th day of June, 2017. Notary Public My Commission Expires: SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: GRF Nashville Holdings, LLC 1880 Century Park East Ste 1600 Los Angeles, CA 90067	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092160E00900CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **KAH Realty, L.L.C., a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **GRF Nashville Holdings LLC, a Delaware Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. CU2, together with the appurtenant interest in the common elements of The Adelicia, a condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20060222-0020964, as amended and restated by instrument of record in Instrument No. 20071212-0143307, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit B to the aforementioned Master Deed.

Being the same property conveyed to KAH Realty, L.L.C., a Tennessee limited liability company by Special Warranty Deed from Adelicia Retail, LLC, a Tennessee limited liability company, recorded on the 22nd day of June, 2009 in Instrument No. 20090622-0057779, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of O.B. Hayes 2nd Subdivision, as recorded in Plat Book 1, Page(s) 81.

Charter of Adelicia Condominium Association, Inc. recorded at Instrument No. 20060221-0020199.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or

incorporated by reference into the Master Deed establishing THE ADELICIA Condominium of record in Instrument No. 20060222-0020964, amended in Instrument Nos. 20071212-0143307 and 20090818-0077786.

Boundary Line Agreement recorded in Book 9412, Page 677.

Application to Combine Parcels recorded at Instrument No. 20051213-0149361.

Plat - The Adelicia recorded at Instrument No. 20080529-0054570.

This is improved property located at 1920 Adelicia Street 300 Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30 day of June, 2017.

KAH Realty, L.L.C..

BY: Sherri Haber
Sherri Haber, Member

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sherri Haber, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is a Member of KAH Realty, L.L.C., 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 _____ day of June 2017.

see attached
Notary Public

My Commission Expires: _____

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
County of Los Angeles)

On June 28, 2017 before me, Kimberly Clayton-Garcia
(insert name and title of the officer)

personally appeared Sherri Haber,
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.

KIMBERLY CLAYTON-GARCIA
Notary Public - California
Los Angeles County
Commission # 2194741
My Comm. Expires Apr 29, 2021

Signature _____ (Seal)