This instrument prepared by and after recording, return to:
Gregory G. Schultz
Taylor English Duma LLP
1600 Parkwood Circle, Suite 400
Atlanta, GA 30339

Davidson County DEEDWARRSP
Recvd: 07/31/17 15:07 7 pgs
Fees:38.00 Taxes:48377.50
20170731-0077551

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
6319 CP Holdings LLC	6319 CP Holdings LLC	Map & Parcel # or ID# 10301002500 and 10301015000
2964 Peachtree Road	2964 Peachtree Road	
Atlanta, Georgia 30305 Attention: David DeShong	Atlanta, Georgia 30305 Attention: David DeShong	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **BIBISCO PARTNERSHIP, a Tennessee general partnership,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said, **6319 CP HOLDINGS LLC, a Georgia Limited Liability Company,** Grantee herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

See attached Exhibit "A" for Legal Description

STATE OF TENNESSEE
COUNTY OF WILLIAMSON The actual consideration or value whichever is greater, for this real property transfer is $13,075,000.00

Subscribed and sworn to before me this the 28th day of July, 2017.

Affiant

My commission expires: 10-21-2018

Notary Public

MARJORIE A. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 21, 2018

This is improved property known as Park West at Hillwood located 6319 Charlotte Pike, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons **claiming by, through or under the Grantor but not further or otherwise.**

Simultaneously with the execution and delivery of this Special Warranty Deed, the Grantor and Hillwood Villas Operating, L.L.C., a Tennessee limited liability company ("Hillwood") have executed and delivered a certain Termination of Unrecorded Lease Agreement pursuant to which the leasehold interest of Hillwood was terminated.

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

Witness our hand this 28th day of July, 2017, the Grantor having caused its name to be signed hereto by its duly authorized officers on said day and date.

BIBISCO PARTNERSHIP
By: Shebis Realty, General Partner

By: _____
Norman Massry, its Managing General Partner

STATE OF NEW YORK)
COUNTY OF ALBANY)

Personally appeared before me, a Notary Public, in and for said County and State, NORMAN MASSRY, 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 the Managing General Partner of Shebis Realty, General Partner 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 and official seal at Albany, New York this 21st day of July, 2017.

_____
Notary Public
My Commission Expires:

PAUL J. GOLDMAN
Notary Public, State of New York
No. 02G04864023
Qualified in Albany County
Commission Expires June 9, 2018

EXHIBIT "A"

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, beginning at an iron rod situated in the southerly margin of Charlotte Pike, said point being the northeasterly corner of the Levitt & Shannon Quach property of record in Book 8409, page 469, Register's Office, Davidson County, Tennessee;

thence, along said road, N 43 degrees 19 minutes 53 seconds E, a distance of 50.00 feet to an iron rod;

thence, leaving said road, S 46 degrees 20 minutes 57 seconds E, a distance of 200.24 feet to an iron rod;

thence, N 43 degrees 30 minutes 36 seconds E, a distance of 207.80 feet to an iron rod;

thence, N 59 degrees 44 minutes 00 seconds E, a distance of 10.00 feet to an iron rod;

thence, S 30 degrees 15 minutes 59 seconds E, a distance of 302.66 feet to an iron rod;

thence, S 46 degrees 42 minutes 39 seconds W, a distance of 10.26 feet to an iron rod situated in the northerly margin of Neighborly Avenue;

thence, along said road, S 59 degrees 44 minutes 00 seconds W, a distance of 8.00 feet to an iron rod situated in the northerly margin of Neighborly Avenue;

thence, along the westerly margin of said road, S 30 degrees 16 minutes 00 seconds E, a distance of 408.68 feet to an iron rod;

thence, along said road, along a curve to the right having a central angle of 126 degrees 25 minutes 48 seconds W, a radius of 50.00 feet, a tangent of 99.05 feet, a length of 110.33 feet, and having a chord which bears S 32 degrees 56 minutes 54 seconds W, a distance of 89.27 feet to an iron rod situated in the northerly margin of Watts Drive;

thence, along said road, N 83 degrees 50 minutes 13 seconds W, a distance of 320.26 feet to an iron rod;

thence, leaving said road, N 21 degrees 41 minutes 32 seconds W, a distance of 205.85 feet to an iron rod;

thence, N 87 degrees 29 minutes 19 seconds W, a distance of 208.60 feet to an iron rod;

thence, N 21 degrees 51 minutes 22 seconds W, a distance of 70.40 feet to an iron rod;

thence, S 63 degrees 25 minutes 42 seconds W, a distance of 103.21 feet to an iron rod;

thence, N 33 degrees 17 minutes 02 seconds W, a distance of 25.81 feet to an iron rod;

thence, N 42 degrees 58 minutes 06 seconds E, a distance of 143.57 feet to an iron rod;

thence, N 46 degrees 26 minutes 51 seconds E, a distance of 25.00 feet to an iron rod;

thence, N 43 degrees 35 minutes 01 seconds E, a distance of 200.00 feet to an iron rod;

thence, N 46 degrees 19 minutes 46 seconds W, a distance of 200.15 feet to the point of beginning, and containing 254,504.218 square feet or 5.843 acres of land, more or less.

Being the same property conveyed to Bibisco Partnership, a Tennessee general partnership, by Installment Deed, Assignment of Leases and Security Agreement recorded in Book 11725, page 141, Register's Office of Davidson County, Tennessee.

Exhibit "B"
Encumbrances

1. Taxes. 2017 and subsequent years real property taxes are a lien, but not yet due and payable.

2. Subject to easement to Comcast of Nashville, LLC recorded in Instrument #201610210111275, Register's Office, Davidson County, Tennessee.

3. Subject to an owner's certificate and 50' minimum building setback line from lot lines shown on plat of record in Book 4175, page 55, Register's Office, Davidson County, Tennessee, and designation of reserved parcel not a building set as shown on plat of record in Book 5210, page 43, Register's Office, Davidson County, Tennessee.

4. Subject to Easements to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 6229, page 698, and in Book 6229, page 702, Register's Office, Davidson County, Tennessee.

5. Subject to unrecorded Lease Agreement dated January 30, 2006, by and between Hillwood Villa Operating, LLC, a Tennessee limited liability company, and CoinMach Corporation.

6. Subject to the following matters shown on ALTA/NSPS Land Title Survey of Park West at Hillwood by J. Alan Cummings, Registered Land Surveyor, TN #2351, dated June 22, 2017, last revised July 20, 2017, Job No. 17-066, encroachment of dog park and fences into rights of way of Neighborly Avenue and Watts Lane, and encroachment of dumpster pad and fence into right of way of Watts Lane.

7. Subject to rights of tenants in possession as of the date hereof, as tenants only, under prior unrecorded residential leases.

TRUE COPY CERTIFICATION

I, KAY B. HOUSCH, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kay B. Housch

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, MARJORIE A. HAINES, a notary public for this county and state, KAY B. HOUSCH, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marjorie A. Haines, Notary Public
My commission expires 10/21/2018

MARJORIE A. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 21, 2018