SPECIAL WARRANTY DEED

Instrument Prepared by:	Owner/Responsible Taxpayer:
S.P. LaViña Barnes & Thornburg LLP 2029 Century Park East, 3rd Floor Los Angeles, CA 90067	1901 Murfreesboro Pike, L.P. c/o Emma Capital Properties, Inc. Yonge Eglinton Centre 2300 Yonge Street, Suite 1600 Toronto, ON, Canada M4P 1E4
After Recording Return To: Pam G. Nash First American Title Insurance Company 611 Commerce Street, Suite 3101 Nashville, TN 37203	Source of Grantor's Title: Deed recorded in the Davidson County Register's Office as Document No. 20140214-0013226
	Tax Parcel No. 1350003610

STATE OF TENNESSEE)
) SS.:
COUNTY OF DAVIDSON)

Bill Garrett Davidson County
Batch# 2002 DEEDWARRSP
09/18/2017 03:29:30 PM 9 pgs
Fees: $48.00 Taxes: $77,700.00
20170918-0095489

The actual consideration or value, whichever is greater, for this transaction is $21,000,000.00

Claire Burbe
Affiant

Subscribed and sworn to this 13th day of September, 2017.

Elizabeth Puckett
Notary Public

My Commission expires: 5/6/19

ELIZABETH PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS SPECIAL WARRANTY DEED, made September 13, 2017, by SUMMIT CANTERCHASE I, LLC, a Delaware limited liability company, and SUMMIT CANTERCHASE II, LLC, a Delaware limited liability company, as tenants-in-common, whose mailing address is 1640 S. Sepulveda Blvd., #218, Los Angeles, California 90025 (collectively, "Grantor"), to 1901 MURFREESBORO PIKE L.P., a Tennessee limited partnership, with a mailing address at 1901 Murfreesboro Pike, Nashville, TN 37217 (the "Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of $10.00, to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains and sells to the Grantee, its successors and assigns forever, the following land, described on Exhibit "A" attached hereto, situate, lying and being in the County of Davidson, State of Tennessee.

TO HAVE AND HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereto belonging unto the said Grantee, heirs and assigns, in fee simple forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said property, that the Grantor has a good and lawful right to sell and convey the same.

GRANTOR FURTHER COVENANTS with said Grantee and binds itself, its heirs, successors, assigns to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its heirs and assigns, against the lawful claims and demands of all persons whatsoever.

All warranties of the Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

This conveyance is subject to taxes and assessments, a lien not yet due and payable, and all other covenants, conditions, restrictions, reservations, rights, rights-of-way, easements, encumbrances, liens and title matters of record or visible from an inspection of the property and all matters which an accurate survey of the property would disclose.

[SIGNATURE FOLLOWS ON NEXT PAGE.]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed in its name on the date set forth in the acknowledgment below but to be effective for all purposes as of the date first above written.

GRANTOR;

Witness:

SUSAN YATES

Print Name:

SUMMIT CANTERCHASE I, LLC,
a Delaware limited liability company

By: Summit Equity Investments, Inc.,
a California corporation
Its: Manager

By: _____
Name: Michael C. Thom
Title: Co-Chief Executive Officer

Witness:

SUSAN YATES

Print Name:

SUMMIT CANTERCHASE II, LLC,
a Delaware limited liability company

By: Summit Equity Investments, Inc.,
a California corporation
Its: Manager

By: _____
Name: Michael C. Thom
Title: Co Chief Executive |Officer

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 September 8, 2017, before me, Laurie A. Rossi, a notary public, personally appeared Michael C. Thom, 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.

(Seal) Signature Laurie A. Rossi

LAURIE A. ROSSI
Notary Public - California
Los Angeles County
Commission # 2204567
My Comm. Expires Aug 8, 2021

EXHIBIT "A"

LEGAL DESCRIPTION

BEING a tract of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the southwest side of Murfreesboro Road approximately 2255 feet northwest of the centerline of Franklin Limestone Road and also being known as Lot Number One on the Canter Chase Apartments Subdivision Plat as of record in Plat Book 6250, page 12, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a concrete monument located in the East margin of the extension of Harding Place at the northwest comer of Houston T. Ezell as of record in Deed Book 7999, page 690, Register's Office for Davidson County, Tennessee, said point being located south 35° 48' 30" West, 440.00 feet more or less from the centerline of Murfreesboro Road;

THENCE, leaving said East margin South 54° 11' 30" East, 520.78 feet along the West boundary of Houston T. Ezell and the West boundary of K.S. Realty, LLC, formerly of Kwik Sak, Inc., as of record in Deed Book 9790, page 882, formerly described in Deed Book 7659, page 126, to a point in what was the West boundary of Reserved Parcel 350 as shown on the Plat of Canter Chase Apartments as of record in Plat Book 6250, page 12, Register's Office for Davidson County, Tennessee;

THENCE, with said Reserve Parcel South 05° 07' 31" East, 51.08 feet to a point in the North boundary of Una Baptist Church as of record in Deed Book 5086, page 31, Register's Office for Davidson County, Tennessee;

THENCE, leaving said Reserve Parcel 350 and with the Una Baptist Church North boundary. North 85° 22'28" West, 55.42 feet to a point;

THENCE, South 05° 07' 31" West, 572.80 feet to a point being a common comer with the Dewey Pedigo, Jr., Trustee property as of record in Deed Book 9851, page 90, formerly described in Deed Book 9546, page 495, Register's Office for Davidson County, Tennessee;

THENCE, leaving the Una Baptist Church property and with Dewey Pedigo, Jr., Trustee boundary, South 50° 05' 40" West, 275.67 feet to a point;

THENCE, North 79° 53' 10" West, 305.66 feet to a point; THENCE, South 23° 28' 00" West,

315.00 feet to a point in the North boundary of the Howard T. Cherry property as of record in Deed Book 1142, page 408, Register's Office for Davidson County, Tennessee;

THENCE, leaving the Dewey Pedigo, Jr., Trustee property and with Cherry's North boundary. North 86°24' 27" West, 851.60 feet to a point;

THENCE, North 10° 35' 36" East, 48.03 feet to a point in the East Margin of Harding Place extension;

THENCE, with said East margin, North 58° 56' 29" East, 48.38 feet to a point, said point being the beginning of a curve to the left;

THENCE, with said curve having a central angle of 23° 26' 09" a radius of 2566.48 feet, a chord bearing of North 47° 22' 29" East, and a curve distance of 1036.22 feet to a point;

THENCE, North 35° 48' 30" East, 263.68 feet to a point in the South boundary line of the Buford R. Jones property as of record in Deed Book 5894, page 128, Register's Office for Davidson County, Tennessee;

THENCE, leaving said East margin and with the Jones boundary. South 85° 36' 15" East, 56.86 feet to a point;

THENCE, North 03° 52' 18" East 91.75 feet to a point in the East margin of said extension;

THENCE, leaving Jones' property with said East margin. North 35° 48' 30" East 259.23 feet to the point of beginning; containing 21.50 acres, more or less.

Together with an easement for the purpose of erecting and maintaining a sign for the Canter Chase Apartments or its successors or assigns as granted in the sign easement of record in Book 6196, page 738, Register's Office for Davidson County, Tennessee. And more particularly described as follows:

Beginning at a concrete monument located in the Southeast intersection of the proposed extension of Harding Place with the Southwest margin of Murfreesboro Road;

Thence leaving the southwest margin of Murfreesboro Road, South 35° 48' 30" seconds West,

25.00 feet to a point; Thence, South 85° 04' 25" West, 45.68 feet to a point;

Thence South 44° 20' 21" West, 20.00 feet to a point; Thence, North 45° 39' 39" West, 25.00 feet to a point in the East margin of said proposed extension of Harding Place; Thence, with said East margin, North 44° 20' 21" East 20.00 feet to a point being the beginning of a radius return to the right; Thence, with the East margin and the radius return to the right having a central angle of a 81° 28' 09" a radius of 60.00 feet and a curve distance of 85.31 feet to the point of beginning. Containing 2,454 square feet, (.056 Acres)

Being the same property conveyed to PC Canterchase, LLC, from C-C Canterchase, LLC by deed of record in Instrument No. 201103240022940, in the Register's Office for Davidson County, Tennessee.

Also described in survey prepared by Joseph M. Holland of Joseph G. Petrosky Associates, LLC, RLS No. 1645, dated 11-7-2003, as follows:

Being a tract of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the Southwest side of Murfreesboro Road approximately 2255 feet Northwest of the

centerline of Franklin Limestone Road and also being shown as Lot Number One on the Canter Chase Apartments Subdivision Plat as of record in Plat Book 6250, Page 12, R.O.D.C. and being more particularly described as follows:

Beginning at a concrete monument located in the East margin of the extension of Harding Place at the Northwest comer of Old Hickory Credit Union as of record in Deed Book 20011103, Page 120318, R.O.D.C.; said point being located S35°48'30"W, 440.00 feet more or less from the centerline of Murfreesboro Road;

Thence, leaving said East margin S 54° 11'30" E, 520.78 feet along the West boundary of Old Hickory Credit Union and the West boundary of other property of Old Hickory Credit Union as of record in Deed Book 20011103, Page 120317 R.O.D.C., to a point in what was the West boundary of Reserve Parcel "C" as shown on the Plat of Canter Chase Apartments as of record in Plat Book 6250, Page 12, R.O.D.C.;

Thence, with said Reserve Parcel "C" S 05°07'31" W, 51.08 feet to a point in the North boundary of Una Baptist Church as of record in Deed Book 5086, Page 31, R.O.D.C.;

Thence, leaving said Reserve Parcel "C" and with the Una Baptist Church North boundary, N 85°22'28" W, 55.42 feet to a point;

Thence, S 05°07'31" W, 572.80 feet to a point being a common comer with the Resubdivision of Lot 1, Forge Ridge as of record in Plat Book 9700, Page 295, R.O.D.C.;

Thence, leaving the Una Baptist Church property and with Resubdivision of Lot 1, Forge Ridge boundary, S 50°05'40" W, 275.67 feet to a point;

Thence, N 79°53'10" W, 305.66 feet along the North boundary of Resubdivision of Lot 1, Forge Ridge to a point; Thence, S 23°28'00" W, 315.00 feet along the North boundary of Resubdivision of Lot 1, Forge Ridge to a point in the North boundary of the Howard T. Cherry and/or Delia B. Cherry Revocable Living Trust as of record in by Document No. 20030807-0112453, R.O.D.C.;

Thence, leaving Forge Ridge property and with Cherry's North boundary, N 86°24'27" W,

851.60 feet to a point;

Thence, N 10°35'36" E, 48.03 feet to a point in the East margin of Harding Place extension; Thence, with said East margin, N 58°56'29" E, 48.38 feet to a point, said point being the beginning of a curve to the left;

Thence, with said curve, having a central angle of 23°08'00", a radius of 2566.48 feet, a chord bearing of N 47°22'29" E, a chord distance of 129.20 feet, and an arc distance of 1036.22 feet to a point;

Thence, N 35°48'30" E, 263.68 feet to a point in the South boundary line of the James R. Jones property as of record in Deed Book 10712, Page 251, R.O.D.C.:

Thence, leaving said East margin and with the Jones boundary, S 85°36'15" E, 56.86 feet to a point; Thence, N. 03°52'18" E, 91.75 feet to a point in the East margin of said extension;

Thence, leaving Jones property with said East margin, N 35°48'30" E, 259.23 feet to the point of beginning;

Containing 21.58 acres, more or less.

True Copy Certification

I, Jay H. Smith, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Puckett, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/2019

Notary Seal:

