Bill Garrett Davidson County
Batch# 43470 DEEDWARRSP
01/02/2018 01:38:53 PM 5 pgs
Fees: $28.00 Taxes: $115,310.50
20180102-0000421

This Instrument Prepared By:
Marcy Shelton
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
LSA Grier Haynes Garden, LLC 6230 Wilshire Boulevard, Suite 830 Los Angeles, California 90048	LSA Grier Haynes Garden, LLC 6230 Wilshire Boulevard, Suite 830 Los Angeles, California 90048	05900013000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Thirty-One Million One Hundred Sixty-Five Thousand and No/100 Dollars ($31,165,000.00).

M Eshelton
Affiant

SUBSCRIBED AND SWORN TO before me, this the 15th day of December, 2017.

Lisa A. Williams
Notary Public

LISA A. WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018

My Commission Expires: 9-10-2018

FOR AND IN CONSIDERATION OF the sum of Thirty One Million One Hundred Sixty Five Thousand and No/100 Dollars ($31,165,000.00), the receipt and sufficiency of which are hereby acknowledged, **LSA HAYNES GARDEN, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **LSA GRIER HAYNES GARDEN, LLC**, a Tennessee limited liability company ("Grantee"),

its successors and assigns, a certain tract or parcel of improved land located in Davidson County, State of Tennessee, as more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 2715 Whites Creek Pike, Nashville, Davidson County, Tennessee 37207.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And, Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And, Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B attached hereto and incorporated herein by this reference.

Witness my hand as of the 1st day of January, 2018.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

GRANTOR:

LSA HAYNES GARDEN, LLC,
a Tennessee limited liability company

By: LSA Capital, Inc., a California corporation
Its: Manager

By: _____
David Iskowitz, President

State of California)
County of Los Angeles)

On December 14th, 2017, before me, In Seouk Hong Notary Public personally appeared DAVID ISKOWITZ, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

IN SEOUK HONG
Notary Public - California
Los Angeles County
Commission # 2182732
My Comm. Expires Feb 18, 2021

Signature _____ (Seal)

EXHIBIT A

PROPERTY DESCRIPTION

Land in the 12th Civil District of Davidson County, Tennessee, the beginning point being described as follows:

BEGINNING at the intersection of the centerline of Moormans Arm Road and centerline of Whites Creek Pike as presently located; thence in a northwesterly direction with a curve central angle 11° 16' 11", radius 2,667.94 feet, tangent 263.24', length 524.77 feet, to the right and along the centerline of Whites Creek Pike 519 feet to a point in the centerline of Whites Creek Pike; thence North 72° 32' 20" East 30 feet to a concrete monument in the easterly margin of Whites Creek Pike as presently located, and said monument being South 52° 47' 04" East 116.71 feet from an existing U.S. Coast and Geodetic monument #25102 located in the westerly margin of Whites Creek Pike, this being the point of BEGINNING. THENCE along Joseph A. Thomas' southerly line North 72° 32' 20" East 1208.48 feet to an iron pin located on J. B. Downey and Sons, Inc., westerly property line; thence, along J. B. Downey and Sons, Inc. westerly line South 4° 29' 31" East 890.58 feet to an iron pin, said pin being the southeasterly corner of described tract; thence, South 58° 45' 11" West 397.84 feet to an iron pin located on E. L. Ford's southeast corner; thence, along E. L. Ford's easterly line North 30° 33' 38"West, 164.09 feet to an iron pin, said pin located on Charles W. Bender's southerly line; thence along said line, North 59° 21' 48" East, 55.59 feet to a concrete monument located on Charles W. Bender's southeast corner; thence, North 34° 36' 00"West 300.21 feet to a concrete monument; thence, South 58° 35' 38"West 434.80 feet to a concrete monument, said monument located on the east margin of Whites Creek Pike; thence, along said margin North 34° 09' 17"West 98.00 feet to a concrete monument; thence, continuing along said margin with a curve to the right (central angle 11° 16' 11", radius 2,667.94', tangent 263.24', length 524.77') to the point of beginning and containing 767,962.80 square feet or 17.63 acres.

Being the same property as conveyed to LSA Haynes Garden, LLC, a Tennessee limited liability company by Deed from Haynes Garden Apartments, Inc., a Tennessee corporation, executed on December 29, 2016 of record as Instrument No. 20161230-0137204 in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. Taxes and assessments for the year 2018 and subsequent years, not yet due and payable.
2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5420, page 817, said Register's Office.
3. Easement to Bellsouth Telecommunications, Inc. of record in Instrument No. 20050720-0084419, said Register's Office.
4. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20110930-0075708, said Register's Office.
5. Rights of tenants under unrecorded residential leases, for lease terms of one year or less.