Bill Garrett Davidson County
Batch# 48987 DEEDWARRSP
01/18/2018 02:53:30 PM 6 pgs
Fees: $33.00 Taxes: $32,930.00
20180118-0005456

FROM: Archwood Meadows LLC,
a Delaware limited liability company,
Grantor

TO: Archwood General Partnership
a Tennessee general partnership
Grantee

This instrument was prepared by:

Fink & Zelmanovitz, P.C.
3839 Flatlands Avenue, Suite 206
Brooklyn, New York 11234
Attn.: Judah A. Zelmanovitz, Esq.

Address New Owner (s) as follows:	Send Tax Bills to:	Map-Parcel Number
321 Walton Lane Madison, TN 37115	Archwood General Partnership, 321 Walton Lane Madison, TN 37115	043-11-0-187

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Eight Million Nine Hundred Thousand and No/100 Dollars ($8,900,000.00), the receipt and sufficiency of which are hereby acknowledged, Archwood Meadows LLC, a Delaware limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Archwood General Partnership, a Tennessee general partnership (the "Grantee"), its, successors and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, more particularly described on

Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, structures and/or fixtures located thereon (the "Property").

The Property is improved property known as 110 Archwood Place, Madison, Tennessee 37115.

The instrument constituting the source of the Grantor's interest in the foregoing property was a Special Warranty Deed of record at Instrument No. 20150312-0021354, dated 03-11-2015 and recorded 03-12-2015, in the Register's Office of Davidson, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

SIGNATURE PAGE TO FOLLOW

THE REMAINDER OF THIS PAGE IN INTENTIONALLY LEFT BLANK

ARCHWOOD MEADOWS LLC
a Delaware limited liability

By: Hyde Properties I LLC,
a Delaware limited liability company,
its managing member

By: Hyde Multifamily Investments LLC,
A Delaware limited liability company,
its managing member

By: _____
Name: Tom Intrator
Title: Managing Member

STATE OF NEW YORK

COUNTY OF KINGS

Personally appeared before me, the undersigned, A Notary Public for the State and County aforesaid, Tom Intrator, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), or who, proved himself to be the Managing Member of Hyde Multifamily Investments LLC, a Delaware limited liability company, the Managing Member of Hyde Properties I LLC, a Delaware limited liability company, the Managing Member of Archwood Meadows LLC, a Delaware limited liability company, and who being authorized so to do, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of January, ~~2017~~. 2018

_____
Notary Public
My Commission Expires: 8/23/2020

JUDAH A. ZELMANOVITZ
Notary Public, State of New York
No. 01ZE6114735
Qualified in Kings County
Commission Expires 8/23/20 20

The actual consideration or value, whichever is greater, for this transfer is Eight Million Nine Hundred Thousand and No/100 Dollars ($8,900,000.00).

_____
Tom Intrator

SUBSCRIBED AND SWORN TO before me, this the 12th day of January, ~~2017~~. 2018

_____
Notary Public

My Commission Expires: _____

JUDAH A. ZELMANOVITZ
Notary Public, State of New York
No. 01ZE6114735
Qualified in Kings County
Commission Expires 8/23/20 20

EXHIBIT A TO SPECIAL WARRANTY DEED

Property Description

Beginning at an iron rod situated in the Easterly right of way of Archwood Drive, said point also being the northwest corner of described parcel 187 as of record in Instrument No. 20080707-0069678, R.O.D.C, TN;

Thence leaving said right of way, South 86 degrees 14 minutes 40 seconds East, a distance of 435.00 feet to an iron rod;

Thence North 04 degrees 16 minutes 25 seconds East, a distance of 587.30 feet to an iron rod in the South right-of-way of Dupont Avenue;

Thence, along said right-of-way, South 86 degrees 02 minutes 45 seconds East, a distance of 434.30 feet to an iron rod.

Thence, leaving said right-of-way, South 04 degrees 25 minutes 35 seconds West, a distance of 760.15 feet to an iron rod in the North right-of-way of State Route 45;

Thence, along said right-of-way, North 87 degrees 09 minutes 36 seconds West, a distance of 428.20 feet to an iron rod;

Thence leaving said right-of-way, North 02 degrees 45 minutes 53 seconds East, a distance of 66.19 feet to an iron rod;

Thence, North 86 degrees 14 minutes 38 seconds West, a distance of 435.00 feet to an iron rod in the cast right-of-way of Archwood Drive;

Thence, along said right-of-way, North 03 degrees 02 minutes 55 seconds East, a distance of 115.00 feet to the point of beginning and containing 380,831 square feet or 8.74 acres of land.

Being the same property conveyed to Archwood Meadows LLC by Special Warranty Deed of record at Instrument No. 20150312-0021354, dated March 11, 2015 and recorded March 12, 2015, in the Register's Office of Davidson, Tennessee.

This property description was obtained from an ALTA/ACSM Land Title Survey entitled Archwood Meadows dated April 21, 2009 prepared by Steven D. Delle, Tennessee Registered Surveyor No. 1710, whose address is Delle Land Surveying, 408 Nesbitt Lane, Madison, Tennessee 37115.

Tax ID / Parcel No. Map 043-11, Parcel 187.00

EXHIBIT B TO SPECIAL WARRANTY DEED

Encumbrances

1. Lien of 2018 Real Estate Taxes, not yet due and payable.

2. Rights of tenants in possession as of the date hereof, as tenants only, under unrecorded residential leases.

3. All other easements, restrictions, and stipulations of record and all governmental laws, ordinances, and regulations affecting the Property.

True Copy Certification

I, ARYEH LAZARUS, 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 NEW JERSEY

County of OCEAN

Personally appeared before me, LEAH OELBAUM, a notary public for this county and state, ARYEH LAZARUS, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LEAH OELBAUM
NOTARY PUBLIC OF NEW JERSEY
ID # 2449941
My Commission Expires 9/16/2019

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)