Bill Garrett Davidson County
Batch# 48989 DEEDWARRSP
01/18/2018 02:56:30 PM 8 pgs
Fees: $43.00 Taxes: $52,910.00
20180118-0005458

FROM: Vistas Apartments LLC, a Delaware limited liability company,
Grantor

This instrument was prepared by:

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

TO: The Vistas General Partnership,
a Tennessee general partnership
Grantee

Address New Owner (s) as follows:	Send Tax Bills to:	Map-Parcel Number
321 Walton Lane Madison, TN 37115	THE VISTAS GENERAL PARTNERSHIP, 321 Walton Lane Madison, TN 37115	Map 161, Parcel 141 (Fee) Map 161, Parcel 190 (Easement)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Fourteen Million Three Hundred Thousand and No/100 Dollars ($14,300,000.00), the receipt and sufficiency of which are hereby acknowledged, Vistas Apartments LLC, a Delaware limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto The Vistas General Partnership, a a Tennessee general partnership, having its principal place of business at 321 Walton Lane, Madison, TN 37115 (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 5319 Nolensville Pike, Nashville, Tennessee 37211.

The instrument constituting the source of the Grantor's interest in the foregoing property was a Special Warranty Deed of record at Instrument No. 20150224-0015878, dated 2/24/2015 and recorded 2/24/2015, 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

VISTAS APARTMENTS 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 NEW YORK

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 Vistas Apartments 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, 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 Fourteen Million Three Hundred Thousand and No/100 Dollars ($14,300,000.00).

_____
Tom Intrator

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

_____
Notary Public

My Commission Expires: 12/23/2020

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

PARCEL ONE (Fee Parcel):

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 1 ON THE PLAT OF THE TIMBERS AS OF RECORD IN BOOK 4460, PAGE 109, REGISTER'S OFFICE FOR SAID COUNTY, LOCATED GENERALLY ON THE WEST SIDE OF NOLENSVILLE ROAD, NORTH OF OLD HICKORY BOULEVARD, ACCORDING TO AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY H & H LAND SURVEYING, INC., DATED APRIL 29, 2009, STEPHEN P. MCCLANNAHAN, TN R.L.S. NO. 772, 612-A FITZHUGH BOULEVARD, SMYRNA, TENNESSEE, BEARING JOB NUMBER 85-260 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A HIGHWAY MONUMENT (O) IN THE WEST MARGIN OF NOLENSVILLE ROAD, SAID POINT BEING IN THE SOUTHEAST CORNER OF KINGSWOOD PARK SUBDIVISION, AS OF RECORD IN BOOK 2900, PAGE 70, AND SAID POINT BEING 435.75 FEET SOUTH OF THE CENTERLINE OF BREWER DRIVE; THENCE ALONG THE WEST MARGIN OF NOLENSVILLE ROAD S 14 DEGREES 05 MINUTES 00 SECONDS E A DISTANCE OF 210.00 FEET TO A P.K. NAIL (O); THENCE N 83 DEGREES 59 MINUTES 00 SECONDS W A DISTANCE OF 532.44 FEET TO A P.K. NAIL (O); THENCE S 14 DEGREES 12 MINUTES 36 SECONDS E A DISTANCE OF 431.74 FEET TO A CONCRETE MONUMENT (O); THENCE N 88 DEGREES 35 MINUTES 41 SECONDS W A DISTANCE OF 616.05 FEET TO AN IRON PIN (O); THENCE S 80 DEGREES 52 MINUTES 01 SECONDS W A DISTANCE OF 241.28 FEET TO A IP(O); THENCE N 44 DEGREES 11 MINUTES 57 SECONDS W A DISTANCE OF 220.47 FEET TO A IP(O); THENCE N 51 DEGREES 53 MINUTES 15 SECONDS E A DISTANCE OF 184.93 FEET TO A IP(O); THENCE N 27 DEGREES 13 MINUTES 02 SECONDS W, 252.81 FEET TO A IP(O); THENCE N 18 DEGREES 17 MINUTES 59 SECONDS W A DISTANCE OF 193.76 FEET TO A IP(O); THENCE N 00 DEGREES 57 MINUTES 40 SECONDS E A DISTANCE OF 57.31 FEET TO A CONCRETE MONUMENT (O); THENCE S 83 DEGREES 58 MINUTES 54 SECONDS E A DISTANCE OF 1418.02 FEET TO THE POINT OF BEGINNING, CONTAINING 15.674 ACRES, MORE OR LESS AS CALCULATED BY THE ABOVE BEARINGS AND DISTANCES WHICH WERE DETERMINED WITHIN THE PRECISION REQUIREMENTS OF THE 2005 MINIMUM STANDARD DETAIL REQUIREMENTS FOR AN ALTA/ACSM LAND TITLE SURVEY.

PARCEL TWO (Easement Parcel):

TOGETHER WITH THAT PRIVATE ROADWAY EASEMENT FOR INGRESS AND EGRESS SET FORTH IN THAT DEED OF EASEMENTS OF RECORD IN BOOK 5539, PAGE 503 IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, AS AMENDED BY FIRST AMENDMENT TO DEED OF EASEMENTS OF RECORD IN INSTRUMENT NO. 20040203-001305, SAID REGISTER'S OFFICE.

Being the same property conveyed to Vistas Apartments LLC, a Delaware limited liability company by Special Warranty Deed of record at Instrument No. 20150224-0015878, dated February 24, 2015 and recorded February 24, 2015, in the Register's Office of Davidson, Tennessee.

The above description is the same as that contained in the prior deed.

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)