Bill Garrett Davidson County
Batch# 49035 DEEDWARRSP
01/18/2018 04:15:30 PM 6 pgs
Fees: $33.00 Taxes: $45,510.00
20180118-0005543

FROM: Fanwood 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: Fawnwood 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	Fawnwood General Partnership, 321 Walton Lane Madison, TN 37115	151---140.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Twelve Million Three Hundred Thousand and No/100 Dollars ($12,300,000.00), the receipt and sufficiency of which are hereby acknowledged, Fanwood Apartments LLC, a Delaware limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto FAWNWOOD 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 321 Walton Lane, Madison, Davidson County, 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. 20130917-0097996, dated 09/13/2013 and recorded 09/17/2013, 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

FANWOOD APARTMENTS LLC
a Delaware limited liability

By: Hyde Multifamily Investments LLC,
A Delaware limited liability company,
its sole 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 Sole Member and Managing Member of Fanwood 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, ~~2017~~. 2018

_____
Notary Public
My Commission Expires: 8/23/20

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

The actual consideration or value, whichever is greater, for this transfer is Twelve Million Three Hundred Thousand and No/100 Dollars ($12,300,000.00).

_____
Tom Intrator

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

_____
Notary Public

My Commission Expires: 8/23/20

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

EXHIBIT A TO SPECIAL WARRANTY DEED

Property Description

Land in Davidson County, Tennessee, being the Edwin B. Raskin property located at 321 Walton Lane in Davidson County, Tennessee, also known as Parcel 05100014000 (Reference Book 5733, page 351, RODCT), more particularly described as follows:

Beginning at a utility pole in the right-of-way of Walton Lane (being a 50' right of way) and being located N 85°51'21" W a distance of 449.11' from the point of intersection of the centerlines of Walton Land and Lewis Road, thence going S 84°18'57"E a distance of 658.88' to a 1/2" iron rod (old) being the northeast corner of this described property and the northwest corner of D&D Investments (DB-200205310066086); thence leaving Walton Lane and going with the D&D Investments property S 06°02' 33" W a distance of 233.06' to a 1/2" iron rod (old); thence N 84°20' 36" W a distance of 118.95' to a 1/2" iron rod (old); thence S 05° 59'26" W a distance of 107.00' to a 1/2" iron rod (old); thence N 84°58'45" W a distance of 16.72' to a 1/2" iron rod (old); thence with D&D Investments and the properties of Lot 2A of Kinsington Chase Subdivision belonging to Ronda K. Hunter (DB-200206060069080), Lot 1B belonging to Zobair and Nasrian Rahimi (DB-200807030069086), and Lot 1A belonging to Linda Maria Thompson (DB-200112070135339) S 05°51'01"W a distance of 275.00' to a 6" concrete monument (old) in the north right-of-way of Briley Parkway (being a T.D.O.T. planned right-of-way) being the southeast corner of this described property and the southwest corner of Thompson; thence leaving Thompson and going with the Briley Parkway right-of-way N 84°04"39" W a distance of 236.74' to a 1/2" iron rod (old); thence N 67°14'16" W a distance of 274.17' to a 1/2" iron rod (old) being the southwest corner of this described property and the southeast corner of Lot 2 of Cayce Estates Subdivision, Phase 1, belonging to Judith K. Stewart (DB-000110070000514); thence leaving Briley Parkway and going with the Stewart property and the property of Lot 1 belonging to Marco and Rita Duran (DB-000111130000062) N 03° 22' 12" E a distance of 534.23' to the point of beginning, having an area of 7.71 acres, more or less, as surveyed by Brian McMeans, R.L.S. #2645 of Global Surveying, LLC on August 7, 2013.

Being the same property conveyed to Fanwood Apartments, LLC by Special Warranty Deed of record at Instrument No. 20130917-0097996, dated September 13, 2013 and recorded September 17, 2013, in the Register's Office of Davidson, Tennessee.

Map & Parcel No. 051-014.00

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)