This Instrument Prepared By:
R. Mitchell Ross
Harvill Ross, PLLC
107 North Third Street
Clarksville, TN 37040

Karen Y Johnson Davidson County
Batch# 162094 **DEEDWARRSP**
11/19/2018 08:12:44 AM 6 pgs
Fees: $33.00 Taxes: $68,727.50

20181119-0113363

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
Stone Owner LLC c/o Archway Holdings 420 S Beverly Drive, Suite 260 Beverly Hills, CA 90212 Attention: Sean Moghavem	SAME	107-13-0-126.00 & 107-13-0-155.00

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

The actual consideration or value, whichever is greater, for this transfer is Eighteen Million Five Hundred Seventy Five Thousand and 00/100 Dollars ($18,575,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 16th day of November, 2018.

Notary Public

My Commission Expires: _____

CONNIE CANTRELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires July 9, 2022

For and in consideration of the sum of Eighteen Million Five Hundred Seventy Five Thousand and 00/100 Dollars ($18,575,000.00), the receipt and sufficiency of which are hereby acknowledged, STONE RIDGE APARTMENTS, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto STONE OWNER LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, 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 "Stone Ridge Apartments" and located at 1019 Patricia Drive, Nashville, TN 37217.

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 Grantee, its successors and assigns in fee simple forever.

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.

Grantor covenants with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds Grantor, its successors, and assigns to warrant and defend the title to the Property to Grantee, its successors, and assigns against the lawful claims of all persons whomsoever claiming title as against all acts of the Grantor(s) herein and no other (except 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.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand this 16 day of November, 2018.

Stone Ridge Apartments, LLC

By: _____
William L. Belew, Jr.,
Member/Manager

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, William L. Belew, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purposes therein contained, and who upon oath further acknowledged such person to be the Member/Manager of Stone Ridge Apartments, LLC, the within bargainor, a Tennessee limited liability company, and that such officer(s) as such Member/Manager executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as Member/Manager.

Witness my hand and seal, at office, this 15th day of November, 2018.

_____ My Commission Expires: 7/20/19
NOTARY PUBLIC SEAL

BRITT YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF STEWART

1085522v2

EXHIBIT A

Being a parcel of land in Nashville, First Civil District, Thirteenth Councilmanic District, Davidson County, Tennessee, located in the northwest quadrant of the intersection of Thompson Place and Patricia Drive, being a part of Lot No. 17 of the Map of Subdivision of H.W. Williams Land as of record in Book 547, Page 63, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the westerly right-of-way line of Patricia Drive, said point being the southeasterly corner of Lot No. 10 as shown on the Plan of Patricia Heights, Section One, of record in Book 2331, page 130-131, Register's Office for Davidson County, Tennessee, said point also being southerly 528 feet more or less from the centerline of Harold Drive; thence with said westerly right-of-way line the following calls: South 23 deg. 54 min. 56 sec. West, 98.22 feet to a point; with a curve to the left 261.75 feet to a point, said curve having a central angle of 28 deg. 29 min. 00 sec., a radius of 526.52 feet, a tangent of 133.64 feet and a chord of South 09 deg. 40 min. 26 sec. West, 259.06 feet, South 04 deg. 34 min. 04 sec. East, 143.09 feet to a point; South 04 deg. 08 min. 00 sec. East 460.47 feet to a point; with a curve to the right 37.25 feet to a point in the northerly right-of-way line of Thompson Place, said curve having a central angle of 85 deg. 22 min, 21 sec., a radius of 25.00 feet, a tangent of 23.03 feet and a chord of South 38 deg. 33 min. 06 sec. West 33.90 feet; thence, with said northerly right-of-way line South 81 deg. 14 min. 17 sec. West, 401.87 feet to a point; thence, continuing with said right-of-way line with the curve to the left 69.69 feet to a point; said curve having a central angle of 01 deg. 22 min. 54 sec., a radius of 2,889.79 feet, a tangent of 34.84 feet and a chord of South 80 deg. 32 min. 50 sec. West, 69.69 feet; thence, leaving said line with the easterly line of property conveyed to Juan Arnoldo Cruz by deed of record in Instrument No. 200403020023553, Register's Office for Davidson County, Tennessee, North 14 deg. 54 min. 00 sec. West, 167.15 feet to a fence corner, thence, with the northerly line of said Cruz property, South 73 deg. 06 min. 00 sec. West, 161.50 feet to a fence corner; thence, with the easterly line of property conveyed to Sell Excel!, Inc., by deed of record in Instrument No. 200305200068414, Register's Office for Davidson County, Tennessee; Ernest C. and Patricia 0. Kuhlo, by deed of record in Instrument No. 200212300162192, Register's Office for Davidson County, Tennessee; and SUSA-TN, LLC by deed of record as Instrument No. 200001100002857, Register's Office for Davidson County, Tennessee, North 01 deg. 45 min. 34 sec. West, 692.29 feet to a point; thence with the southerly line of property conveyed to George Watkins by deed of record in Book 10462, page 926, Register's Office for Davidson County, Tennessee, North 59 deg. 15 min. 09 sec. East, 759.83 feet to a point in the westerly line of Lot No. 10 as shown on the Plan of Patricia Heights, Section One, of record in Book 2331, page 131, Register's Office for Davidson County, Tennessee; thence with the said line, South 31 deg. 36 min. 00 sec. East, 174.66 feet to the point of beginning, containing 642,105 square feet or 14.74 acres, more or less, according to the survey by Wendell H. Talley, Sr., RLS No. 785, of Barge Waggoner Sumner & Cannon, Inc., dated November 12, 2004.

Being the same property conveyed to Grantor by deed from Tritex Real Estate Advisors, Inc., a Delaware corporation, of record as Instrument Number 20120104-0000898, dated December 21, 2011 in Register's Office of Davidson County, Tennessee.

EXHIBIT B

1. General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 107-13-0-126.00 and 107-13-0-155.00, not yet due or payable.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4067, page 837, said Register's Office.

3. Grant of Easement by and between Comcast of Nashville I, LLC, and Stone Ridge Apartments, LLC of record as Instrument No. 20130118-0006280, and as Instrument No. 20151130-0120255, said Register's Office.

4. Those matters identified on the plat of survey by Tony Reasons II, Tenn. RLS No. 1665, with Partner Engineering and Science, Inc., dated September 1, 2018, last revised November 5, 2018 and designated as Project No. 18-223577.4.