Karen Johnson Davidson County
Batch# 213531 DEEDWARRSP
04/03/2019 12:12:30 PM 7 pgs
Fees: $38.00 Taxes: $86,950.00
20190403-0030292

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $23,500,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of April, 2019.

Notary Public
My Commission Expires: 08/17/2019

SANDRA S. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
c/o Hamilton Zanze & Company 37 Graham Street, Suite 200B San Francisco, California 94129	128-00-0-099.00	c/o Hamilton Zanze & Company 37 Graham Street, Suite 200B San Francisco, California 94129

This instrument prepared by: Meredith R. Riley, Esq.
Kutak Rock LLP
1801 California Street, Suite 3000
Denver, Colorado 80202

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Twenty Three Million Five Hundred Thousand and 00/100 DOLLARS ($23,500,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **POST RIDGE ASSOCIATES, LTD., LIMITED PARTNERSHIP**, a Tennessee limited partnership (the "Grantor") has bargained and sold, and by these presents transfers and conveys to **BJ TRAMWAY POST RIDGE, LLC**, a Delaware limited liability company, as to a 12.06896552% undivided tenant-in-common interest; **DE HIGH RESORT POST RIDGE, LLC**, a Delaware limited liability company, as to a 25.86206897% undivided tenant-in-common interest; **MWR POST RIDGE, LLC**, a Delaware limited liability company, a 6.89655172% undivided tenant-in-common interest; **LAM POST RIDGE, LLC**, a Delaware limited liability company, a 8.88823448% undivided tenant-in-common interest; **AVR POST RIDGE, LLC**, a Delaware limited liability company, a 8.62068966% undivided tenant-in-common interest; **SNT POST RIDGE, LLC**, a Delaware limited liability company, a 17.24137931% undivided tenant-in-common interest; and **HZF POST RIDGE, LLC**, a Delaware limited liability company, a 20.42211034% undivided tenant-in-common interest (individually and collectively, the

"Grantee"), Grantee's successors and assigns, certain land (and all improvements thereon) in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (collectively, the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit B hereto (the "Permitted Exceptions").

This is improved property, known as Post Ridge Apartments, 595 Hicks Rd., Nashville, Tennessee 37221.

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

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the Grantee, Grantee's (heirs) (successors) and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except that no warranty is made as to the amount of acreage in the Property.

[*Remainder of page intentionally left blank; signature page follows*]

IN WITNESS WHEREOF, the Grantor has executed this Deed the 25th day of March, 2019, and this Deed is made effective the 26 day of March, 2019.

POST RIDGE ASSOCIATES, LTD., LIMITED PARTNERSHIP, a Tennessee limited partnership

By: CONCAP EQUITIES, INC., a Delaware corporation, its general partner

By: _____
Name: Mark Reoch
Title: Vice President, Transactions

STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me on this 25th day of March, 2019, by Mark Reoch as Vice President, Transactions of CONCAP EQUITIES, INC., a Delaware corporation, as General Partner of **POST RIDGE ASSOCIATES, LTD., LIMITED PARTNERSHIP**, a Tennessee limited partnership.

WITNESS my hand and official seal.

My commission expires 6-30-2021.

(SEAL)

Jennie Davis
Notary Public

JENNIE DAVIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004022242
MY COMMISSION EXPIRES 6/30/2021

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land in the First Civil District (formerly the Ninth) of Nashville, Davidson County, Tennessee, bounded on the north by Hicks Road and on the west by Sawyer Brown Road, and being recorded in Book 4460, Page 23, R. O. D. C. Tennessee, and being more particularly described as follows:

Beginning at a new iron pin in the south margin of Hicks Road, being the northwest corner of Marion Thurman's property, and proceeding as follows:

Leaving the south margin of Hicks Road, South 4°47'39" West a distance of 460.28' to an old iron pin at the northeast corner of Harpeth Park, Section 1, of record in Book 4300, Page 52, R. O. D. C. and the westerly line of Walnut Hill Manor, Section 3, of record in Book 4885, Page 160, R. O. D. C. thence.

With the northerly line of Harpeth Park, Section 1, North 88°29' West a distance of 624.97' to an old iron pin; thence.

South 89°35'17" West a distance of 96.15' to new iron pin at the northwest corner of Harpeth Park, Section 1 and the northeast corner of Harpeth Park, Section 2, of record in Book 3700, Page 58, R. O. D. C. thence.

With the northerly line of Harpeth Park, Section 2, South 89°54'30" West a distance of 46.27' to a new iron pin; thence.

North 87°52'30" West a distance of 309.67' to an old iron pin; thence.

North 44°23'48" West a distance of 17.97' to an old iron pin; thence,

North 31°58'15" West a distance of 189.91' to an old iron pin in the southwest corner of the Whelan property; thence, With Whelan's southerly line, North 58°53'34" East a distance of 110.21' to an old iron pin; thence,
With Whelan's easterly line, North 31°13'20" West distance of 450.0' to a new iron pin in the easterly margin of Sawyer Brown Road; thence,

With the easterly margin of Sawyer Brown Road, having a 50' right-of-way, and running in a northerly direction around a curve to the left having a central angle of 16°50'06", a radius of 589.50', a distance of 173.21' to a new iron pin; thence,

With the easterly margin of Sawyer Brown Road. North 35°58'47" East a distance of 288.12' to a new iron pin; thence, With curve to the left having a central angle of 2°42'9" a radius of 3845.20', a distance of 181.56' to new iron pin; thence,

With a curve to the right having a central angle of 89°11'08", a radius of 25.0', a distance of 38.91' to a new iron pin in the southerly margin of Hicks Road; thence,

With the southerly margin of Hicks Road around a curve to the left having a central angle of 23°57'23", a radius of 267.88' and being 30' from the centerline of road. a distance of 112.05' to a new iron pin; thence.

South 81°32'03" East a distance of 194.19' to a new iron pin; thence,

Around a curve to the right having a central angle of 57°38'48", a radius of 660.98' a distance of 665.03' to a new iron pin; thence.

South 23°55'06" East a distance of 113.68' to new iron pin; thence,

Around a curve to the left having a central angle of 18°03'42" a radius of 530.0', a distance of 167.07' to a new iron pin and being the point of beginning, containing 26.660 acres, more or less (1,161,312 square feet), and being in accordance with a survey by Turner Engineering Company dated 4-24-87 and being our Job No. 14-70, Work Order 6068.

Being the same property conveyed to Post Ridge Associates, Ltd., Limited Partnership, a Tennessee limited partnership by Quitclaim Deed dated 06/29/1987 from Consolidated Capital Properties IV, a California limited partnership of record in Book 7282, Page 313, as corrected by Affidavit as to Same Entity in Instrument 2001122801 43684, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. All matters set forth per Plat Book 4460, Page 23, Register's Office for Davidson County, Tennessee as follows:

2. Grant of Easement of record in Instrument 201112120096738, Register's Office for Davidson County, Tennessee.

3. Rights of residential tenants in possession, as tenants only, under unrecorded leases, as shown on a rent roll, with no rights of first refusal or options to purchase, upon the terms, covenants, conditions and provisions thereof.

4. County of Davidson taxes for the year 2019 and subsequent years, a lien not yet ascertainable, due or payable.

5. Survey prepared by Bryan Shirley, TN RLS #2085, Blew & Associates, PA, 3825 North Shiloh Dr., Fayetteville, AR 72073, dated 02/15/2019 and last revised March 13, 2019 and reflects the following:

(a) Electric line encroaches subject property at the northern most corner.

True Copy Certification

I, Julie Read, do hereby make oath that I am 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.

Julie Read

State of TENNESSEE
County of RUTHERFORD

Personally appeared before me, Sandra S. Jackson, a notary public for this county and state, Julie Read, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 08/17/2019

SANDRA S. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY