Karen Johnson Davidson County
Batch# 213699 DEEDWARRSP
04/03/2019 03:23:30 PM 7 pgs
Fees: $38.00 Taxes: $209,605.00
20190403-0030539

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $56,650,000.00.

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	142-00-0-030.00	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 Fifty Six Million Six Hundred Fifty Thousand and 00/100 DOLLARS ($56,650,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **CCP IV KNOLLWOOD, LLC**, a Delaware limited liability company (the "Grantor") has bargained and sold, and by these presents transfers and conveys to **CF BELLEVUE MULTIFAMILY DST**, a Delaware statutory trust (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 865 Bellevue Apartments, 865 Bellevue Road, Nashville, Tennessee 37221.

4829-4284-1737.2
Aimco / 865 Bellevue (TN)
PS #005739
File No.: 5519/02-420

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 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*]

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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.

CCP IV KNOLLWOOD, LLC,
a Delaware limited liability company

By: CCP IV ASSOCIATES, LTD., a Texas limited partnership, its member

By: CCP/IV RESIDENTIAL GP, L.L.C., a South Carolina limited liability company, its general partner

By: CONSOLIDATED CAPITAL PROPERTIES IV, LP, a Delaware limited partnership, its manager

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 of Concap Equities, Inc., a Delaware corporation, as General Partner of Consolidated Capital Properties IV, LP, a Delaware limited partnership, as Manager of CCP/IV Residential GP, L.L.C., a South Carolina limited liability company, as General Partner of CCP IV Associates, Ltd., a Texas limited partnership, as Member of **CCP IV KNOLLWOOD, LLC**, a Delaware limited liability company.

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

All that tract or parcel of land lying and being in the First Civil District (formerly the Ninth Civil District) of Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the intersection formed by the southerly right-of-way line of U. S. Highway 70 and the westerly right-of-way line of Bellevue Road; thence running along said westerly right-of-way line South 4 degrees 12 minutes West, 1095.3 feet to a point; thence leaving said westerly right-of-way line and running North 85 degrees 34 minutes 30 seconds West, 1359.60 feet to a point; thence North 3 degrees 28 minutes 20 seconds East, 1034.72 feet to a point; thence South 73 degrees 23 minutes 20 seconds East, 948.20 feet to a point; thence North 16 degrees 46 minutes East, 350.00 feet to a point located on the southerly right-of- way line South 73 degrees 22 minutes East, 379.20 feet to a point and the POINT OF BEGINNING.

Said tract or parcel of land containing 31.12 acres, more or less, as shown on that boundary survey for Consolidated Capital Properties IV, as prepared by William Edsel Brown (Registered Land Surveyor, #115) of Turner Engineering Company, Inc. Consulting Engineers, Nashville, Tennessee, dated June 2, 1986.

ALSO DESCRIBED AS A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee and being described according to a survey dated September 6, 1995, and prepared by Ragan-Smith Associates, Inc. 315 Woodland Street, Nashville, Tennessee 37206, Project No. 95-123, W. O. NO. 4974 and being more particularly described as follows:

Beginning at a point being the intersection of the southerly right-of-way line of the Memphis-Bristol Highway, U. S. 70, (a 80 foot wide road) and the westerly right-of-way line of Bellevue Road, (a 60-foot wide road); thence, 1. with the westerly right-of-way line of Bellevue Road, S 04 deg. 12' 00" W, passing an iron pin set at 68.00 feet and a total distance of 1099.24 feet (S 4 deg. 12' W, 1095.30 feet recorded) to an iron pin set; thence, 2. leaving said westerly right-of-way line and with the north line of lots 76 through 90 as shown on the plan entitled "Doral Country Villa, Section Seven" as recorded in plat Book 5200, page 233, R. O. D. C. Tennessee, N. 85 deg. 33' 29" W, 1347.10 feet (N 85 deg. 34' 30" W, 1359.60 feet recorded) to an existing concrete monument; thence, 3. with the east line of the common area as shown the plan entitled "River Plantation, Section Three" as recorded in plat book 4675, page 104, R. O. D. C. Tennessee, N 03 deg. 23' 54" E, 1035.06 feet (N 3 deg. 28' 20" E, 1034.72 feet recorded) to an existing concrete monument; thence, 4. with the southerly line of the C. M. Jones, et ux property as recorded in deed book 3407, page 448, R. O. D. C. Tennessee, the Forrest B. Ferguson, et ux property as recorded in deed book 3372, page 327, R. O. D. C. Tennessee, the George M. Parrott, et ux property as recorded in deed book 5712, page 987, R. O. D. C. Tennessee, the Jessie B. Cox property as recorded in deed book 6087, page 461, R. O. D. C. Tennessee, the Arthur L. Hatcher, Sr. et ux property as recorded in deed book 6162, page 237, R. O. D. C. Tennessee, the Ralph D. Ferrell et ux property as recorded in deed book 4099, page 87, R. O. D. C, Tennessee & the Shively Limited Partnership property as recorded in deed book 9323, page 1, R. O. D. C. Tennessee, S 73 deg. 23'

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20" E, 948.45 feet (S 73 deg. 23' 20" E, 948.20 feet recorded) to an existing concrete monument; thence, 5. with the easterly line of the Shively Limited Partnership property, N 16 deg. 46' 00" E, passing an iron pin set at 338.00 feet and a total distance of 350.00 feet to a point; thence 6. with the southerly right-of-way line of the Memphis-Bristol Highway, S 73 deg. 22' 00" E, 367.75 feet (S 73 deg. 22' E, 379.20 feet recorded) to the point of beginning and containing 1,343,840 square feet or 30.850 acres more or less as calculated by the above courses and distances which were determined within the precision requirements of a class "Urban" ALTA/ASCM Land Title Survey of 1992.

Being the same property conveyed to AIMCO Knollwood, LLC, a Delaware limited liability company by Quit Claim Deed dated 11/10/2005 from CCP IV Associates, Ltd., a Texas limited partnership of record in Instrument 200512080147550, Register's Office for Davidson County, Tennessee. The said AIMCO Knollwood, LLC, a Delaware limited liability company is now known as CCP IV KNOLLWOOD, LLC, a Delaware limited liability company.

EXHIBIT B

PERMITTED EXCEPTIONS

1. All matters as set forth per Plat Book 4175, Page 141, Register's Office for Davidson County, Tennessee, as shown on survey dated 02/15/2019 and last revised March 5, 2019, prepared by Bryan Shirley, TN RLS #2085, as job no. 19-484 ("Survey").

2. Right of Way Agreement for Public Roads of record in Book 2086, Page 278, Register's Office for Davidson County, Tennessee.

3. Grant of Easement of record in Instrument 201112120096736, Register's Office for Davidson County, Tennessee.

4. Subject to rights of others in possession under the terms and conditions contained in the Laundry Room Lease of record in Book 9892, Page 437, Register's Office for Davidson County, Tennessee.

5. Rights of tenants in possession, as tenants only, under prior unrecorded residential leases.

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

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