Davidson County DEEDWARRSP
Recvd: 01/05/16 14:28 5 pgs
Fees:28.00 Taxes:24938.00
20160105-0000936

| ADDRESS NEW OWNER(s) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| CRESCENT BELLEVUE, LLC,<br>a Delaware limited liability company | Crescent Bellevue, LLC | P/O<br>map 142.00<br>Parcel 001.00 |
| c/o Crescent Communities, LLC<br>227 W. Trade Street, Suite 1000 | c/o Crescent Communities, LLC<br>227 W. Trade Street, Suite 1000 | |
| Charlotte, NC 28202 | Charlotte, NC 28202 | |

## SPECIAL WARRANTY DEED

For the consideration of Ten Dollars ($10.00) and other valuable consideration, the receipt and adequacy of which are hereby acknowledged, **BELLEVUE REDEVELOPMENT ASSOCIATES, LP**, a Delaware limited partnership ("**Grantor**"), hereby conveys to **CRESCENT BELLEVUE, LLC**, a Delaware limited company ("**Grantee**"), the real property ("**Real Property**") described as follows, together with all rights and privileges appurtenant thereto:

**Lot 2 (Parcel 188)**
Being Lot 2 of the Final Subdivision Plat of One Bellevue Place (Formerly Lot Nos. 3, 4, 5, 8 & 9 of the First Revision Resubdivision of Lots 3, 4, 5, 6, 7 & 8 Bellevue Center of Record in Plat Book 7900, Page 473 and Part of Lot 1, and Lot 2 of the First Revision Bellevue Center of Record in Plat Book 6900, Page 718 and Lot Nos. 8 and 9 of the Resubdivision of Lot 8, Bellevue Center of Record in Inst. No. 20000518-0049868, R.O.D.C) of record in Instrument No. 20151218-0127344, R.O.D.C. (the "**2015 Plat**").

BEING PART OF THE PROPERTY CONVEYED TO BELLEVUE REDEVELOPMENT ASSOCIATES, LP BY DEED FROM BELLEVUE DEVELOPMENT, LLC RECORDED ON OR ABOUT THE DATE HEREOF. / INST. 20160105-0000932.

SUBJECT TO those matters set forth on Exhibit A hereto.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining, unto Grantee and its successors and assigns in fee simple forever. Grantor does hereby covenant with Grantee and its successors in interest to warrant and defend the Real Property against the lawful claims of all persons claiming by, through or under Grantor, except as may be stated on the attached Exhibit A.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents on the 31 day of December, 2015.

**BELLEVUE REDEVELOPMENT ASSOCIATES, LP,**
a Delaware limited partnership

By: Branch Retail GP, LLC, a Georgia limited liability company, its general partner

By: Richard Lee
Name: Richard H. Lee
Title: Authorized Signatory

STATE OF GEORGIA )
)
COUNTY OF FULTON )

Before me, a Notary Public in and for said County and State, personally appeared RICHARD H. LEE, the AUTHORIZED SIGNATORY of Branch Retail GP, LLC, a Georgia limited liability company, general partner of Bellevue Redevelopment Associates, LP, a Delaware limited partnership, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such AUTHORIZED SIGNATORY, s/he signed and delivered the said instrument pursuant to authority given by the limited liability company as his/her free and voluntary act, and as the free and voluntary act and deed of the limited liability company, for the uses and purposes therein set forth.

WITNESS my hand and Notarial Seal this 30th day of December, 2015.

Marianne Boggs
Notary Public

My commission expires:
5-22-2018

MARIANNE BOGGS
NOTARY PUBLIC
FORSYTH CO., GEORGIA
MY COMMISSION EXPIRES
MAY 22 2018

STATE OF NORTH CAROLINA )
COUNTY OF MECKLENBURG )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SIX MILLION SEVEN HUNDRED FORTY THOUSAND AND NO/100 DOLLARS ($6,740,000.00).

**CRESCENT BELLEVUE, LLC,**
a Delaware limited liability company

By: Crescent Communities, LLC, a Georgia limited liability company, its Manager

By: _____
Brian J. Natwick,
President-Multifamily Division

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF DECEMBER, 2015

Shuntale Smith

NOTARY PUBLIC

My Commission expires: 02/08/2020

Prepared by:

Jon Goldberg
Troutman Sanders LLP
301 S. College Street, 34th Floor
Charlotte, NC 28202

SHUNTALE SMITH
Notary Public, North Carolina
Rowan County
My Commission Expires
February 08, 2020

# EXHIBIT A

# TO SPECIAL WARRANTY DEED

1. The 2015 Plat.

2. All matters shown on ALTA/ACSM Land Title Survey, One Bellevue Place for Crescent Bellevue, LLC, prepared by Barge Waggoner Sumner & Cannon, Inc., bearing the seal and certification of Judy L. Judson, TN LS No. 1935, dated December 29, 2015.

3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 201511170116639 in the Register's Office for Davidson County, Tennessee.

4. Taxes or assessments for the year 2016, not yet due and payable.

# TRUE COPY CERTIFICATION

I, Jay H. Smith, 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 Tennessee:

County of Davidson:

Personally appeared before me, Denise C. Allis-Wilburn, a notary public for this county and state, Jay H. Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Denise C. Allis Wilburn
, Notary Public

My commission Expires: 9-10-18
(affix Notary seal)

DENISE C. ALLIS-WILBURN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018