Davidson County DEEDWARRSP
Recvd: 06/06/17 10:16 6 pgs
Fees:33.00 Taxes:19343.60
20170606-0056384

True Copy Certification

I, Erin S. Fagan, 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 Hunterdon

Personally appeared before me, Michele C. Tenore, a notary public for this county and state, Erin S. Fagan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/18/2018
Notary' Seal (if on paper)

MICHELE C. TENORE
Notary Public, State of New Jersey
My Commission Expires
June 18, 2018

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Nexsen Pruet, LLC
205 King Street, Suite 400
Charleston, South Carolina 29401

SPECIAL WARRANTY DEED

Name and Address of New Owner	Send Tax Bills To	Map/Parcel Number
Bells Bluff, LLC 211 King Street Suite 300 Charleston, SC 29401	Same	102-018.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BEACH LAKE PROPERTIES, LLC, a South Carolina limited liability company (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to BELLS BLUFF, LLC, a Delaware limited liability company (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is unimproved property known as the 44.367 acre tract owned by Beach Lake Properties, LLC, fronting Cabot Drive in Nashville, Tennessee.

Said property is conveyed subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same. Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but no further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument as of the 2nd day of June, 2017.

WITNESSES:

Name: Dana C. Joyner

Name: Chloé Cincotta

Name: Dana C. Joyner

Name: Chloé Cincotta

BEACH LAKE PROPERTIES, LLC,
a South Carolina limited liability company
By: The Beach Co., its sole member

By: Charles S. Way, Jr.
Name: Chairman of the Board
Its:

By: J. Darryl Reyna
Name: Executive Vice President
Its:

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGMENT
COUNTY OF CHARLESTON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, this 2nd day of June, 2017, Charles S. Way, Jr. as Chairman of the Board, and J. Darryl Reyna, as Executive Vice President, of The Beach Co., sole member of Beach Lake Properties, LLC, a South Carolina limited liability company, who acknowledged that they executed the within instrument for the purposes contained therein, and who further acknowledged they are authorized to execute this instrument in their capacities as set forth above.

(SEAL)
Name: Chloé Cincotta
Notary Public for South Carolina
My Commission Expires: March 17, 2025

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $5,228,000.00.

BEACH LAKE PROPERTIES, LLC
a South Carolina limited liability company
By: The Beach Co., its sole member

By: _____
Name: Charles S. Way, Jr.
Its: Chairman of the Board

By: _____
Name: J. Darrell Reyna
Its: Executive Vice President

Sworn to before me this 2nd day of June, 2017.

_____ (SEAL)
Name: Chloé Cincotta
Notary Public for South Carolina
My Commission Expires: March 17, 2025

EXHIBIT A
Property Description

Land lying in the 20th Council District of Nashville, Davidson County, Tennessee, and being a portion of the property conveyed to CGM Partners by Instrument Number 20051019-0125848 and 20051019-0125850, Register's Office of Davidson County, Tennessee, and being more particularly described according to a survey by Hart Freeland Roberts, Inc., Michael K. Story, TN R.L.S. number 1989, dated March 20, 2015, as follows:

Beginning at a mag nail in concrete (old) in the northerly right-of-way line of Cabot Drive (right-of-way varies), same being the southwest corner of Riverwood Multifamily Partners, LLC as evidenced by Instrument Number 20141114-0105460, R.O.D.C., TN, same also being southeast corner of said CGM Partners, and the southeast corner of the herein described; thence with the northerly right-of-way line of Cabot Drive and a curve to the left having a central angle of 4°51'42", a radius of 5949.58 feet, an arc length 504.83 feet, and a chord bearing and distance of South 38°11'48" West 504.68 feet to an iron rod (old); thence with a curve to the right having a central angle of 59°10'31", a radius of 366.98 feet, an arc length of 379.02 feet, and a chord bearing and distance of South 65°21'12"West 362.40 feet to an iron rod (old); thence North 85°03'32" West 74.63 feet to a mag nail in rock bluff (old); thence with a curve to the left having a central angle of 90°09'22", a radius of 390.56 feet, an arc length of 614.55 feet, and a chord bearing and distance of South 49°51'47" West 553.09 feet to an iron rod (old) in said north right-of-way line of Interstate 40 (right-of-way varies); thence with the north right-of-way line of Interstate 40, South 38°22'55" West 47.31 feet to an iron rod (old) in the east line of The Metropolitan Government of Nashville and Davidson County, State of Tennessee property, as evidenced by Instrument Number 20141010-0094113, R.O.D.C., TN, same being the east line of Lot 2 of the plan entitled "Resubdivision of Lot No. 2 James W. McClendon Subdivision" of record in plat book 7900, page 914, R.O.D.C., TN; thence with the easterly line of said The Metropolitan Government of Nashville and Davidson County, State of Tennessee property and said plat, North 36°26'01" West 151.21 feet to on iron rod (old); thence North 37°56'01" West 264.00 feet to on iron rod (old); thence North 25°34'05" West 346.50 feet to a 30" oak tree; thence North 21°34'05" West 346.50 feet to an iron rod (old); thence North 14°34'05" West 198.00 feet to an iron rod (old); thence North 18°49'04" West, passing a witness iron rod (old) at 80.89 feet, 255.75 feet in all, to the approximate location of the low water mark line of the Cumberland River; thence with the approximate location of the low water mark line of the Cumberland River, North 75°28'42" East 398.23 feet; thence North 69°28'45" East 612.51 feet; thence North 56°47'57" East 462.39 feet; thence leaving the approximate location of the low water mark line of the Cumberland River and with the west line of said Riverwood Multifamily Partners, LLC, South 19°57'43" East passing a witness iron rod (new) at 300.00 feet for a total distance of 928.20 feet to an iron rod (old); thence South 46°20'20" East 230.00 feet to the point of beginning, containing 44.367 acres, more or less.

THE SOURCE OF THE METES AND BOUNDS LEGAL DESCRIPTION SET FORTH ABOVE IS THE ABOVE-DESCRIBED SURVEY.

Being the same property conveyed to Beach Lake Properties, LLC, a South Carolina limited liability company by Special Warranty Deed from CGM Partners, a Tennessee general partnership recorded August 6, 2015 as Instrument No. 20150806-0078672, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B
PERMITTED ENCUMBRANCES

1. Taxes for the year 2017 and subsequent years, not yet due and payable.

2. Easement for the flow of the waters of the Cumberland River and Branch located on the subject property and the rights of the public therein.

3. Rights of upper and lower riparian owners to the flow of the water of the Cumberland River and Branch located on the subject property, free from diminution or pollution.

4. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Cumberland River.

5. Title to that portion of the land lying below the ordinary low water mark of the Cumberland River.

6. Easement and flowage right to the United States of America of record in Book 2155, Page 311 in the Register's Office for Davidson County, Tennessee.

7. Declaration of Restrictions and covenants for Stormwater Facilities and Systems of record in Instrument No. 21060908-0094398, in the Register's Office for Davidson County, Tennessee.

8. The following matters as shown on survey made by HFR Design, HFR Job #2017025.52 and dated March 1, 2017:

E1 – guy wire across line by 1.5 feet
E2 – guy wire across line by 4.1 feet and 11.7 feet
E3 – guy wire across line by 19.5 feet and 24.3 feet
E4 – guy wire across line by 0.2 feet and 9.9 feet
E5 – overhead PT line by plus or minus 0.5 feet
E6 – guy wire across line by 7.0 feet
E7 – center of 10 inch diameter cap (telephone) across line by 0.6 feet
E8 – telephone box on concrete pad across line by 0.8 feet
E9 – center of 10 inch diameter cap (telephone) on property line
E10 – center telephone pedestal across line by 0.1 feet
E11 – telephone box on concrete pad across line by 0.2 feet