Davidson County DEEDWARR
Recvd: 07/17/17 15:07 4 pgs
Fees:23.00 Taxes:11100.00
20170717-0071796

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

27301-1
Box #14

ADDRESS NEW OWNER:
Cascades Apartments, LLC
201 N. Elm Street, Suite 201
Greensboro, NC 27401

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
16400004400

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **George Ellis Thomas, Jr.** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **CASCADES APARTMENTS, LLC, a North Carolina limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Land in the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 6 in the division of the lands of Thomas J. Miller, deceased, of record in Book 115, Page 324, Register's Office for Davidson County, Tennessee, described as follows:

TRACT 1 - BEGINNING at a point in the northeasterly margin of Murfreesboro Pike; thence, along the northeasterly margin of Murfreesboro Pike, North 31° 24' West, a distance of 449.2 feet to the right of way monument; thence, North 58 ° 36' East, a distance of 10 feet; thence, still along the northeasterly margin of Murfreesboro Pike, North 31° 24' West, a distance of 237.6 feet to a corner post; thence, North 58° 9' East, a distance of 526.2 feet to a post; thence, North 46° 56' 9" East, a distance of 526.2 feet to a post; thence, North 46° 56' East, a distance of 146.6 feet to a post; thence, North 69° 35' East, a distance of 8.5 feet to a post; thence, North 20° 26' East, a distance of 189.2 feet to a corner post; thence, North 73° 57' West, a distance of 130.3 feet to a corner post; thence, North 16° 23' West, a distance of 194.0 feet to an 8-inch cedar; thence, North 29° 22' West, a distance of 101.6 feet to a post; thence, North 63°1' West, a distance of 130.6 feet to a corner post; thence, North 35° 30' East, a distance of 556.5 feet to a corner post; thence, South 71° 31' East, a distance of 524.4 feet to a corner post; thence, South 5° 14' West a distance of 1,132.9 feet to a corner post; thence, South 51° 50' West, a distance of 274.0 feet to a corner post; thence, South 3° 58' West a distance of 515.3 feet to a corner post; thence, North 88° 57' West, a distance of 399.2 feet to the point of BEGINNING.

TRACT 2 - BEGINNING on the Southeast corner of old original tract on the center of Mt. View Road, (formerly Old Franklin Pike) at the Northeast corner of Sarton Tract and fence line, North 89.5° West 222 feet to a stake in the fence line; thence, with the East line of Fred S. Gentry Lot, North 2° East 495 feet to a stake in the fence line, the South line of Old Johnson Tract, now Gentry Tract; thence, with this line, North 51° East 291 feet to the center of Mt. View Road; thence, with the center of same, South 2° West 690 feet to the BEGINNING.

This is real property more commonly known as 3300 Murfreesboro Pike, Antioch, Davidson County, Tennessee.

BEING all of the same property conveyed to George Ellis Thomas, Jr. by Successor Trustee's Deed dated April 9, 1998 from Lea W. Stouffer, Successor Trustee, of record in Book 10884, Page 275, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind himself, his heirs, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 17 day of July 2017.

George Ellis Thomas, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared George Ellis Thomas, Jr., the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 17 day of July 2017.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,000,000.00.

Affiant

Subscribed and sworn to before me this 17 day of July 2017.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

EXHIBIT A
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2017 and subsequent years, not yet due and payable. Map and Parcel 164-00-0-044.00

3. Application for Greenbelt Assessment - Agricultural, of record in Book 9050, Pages 947 and 948 and Book 11324, Page 343, Register's Office for Davidson County, Tennessee. The property will be subject to roll back taxes if the use is converted to a different use or the property is sold without a re-enrollment.

4. Electrical permit of record in Book 5719, Page 886, said Register's Office.

5. Sewage Soil Absorption Letter, of record in Book 7487, Page 158, said Register's Office.

6. Easement to Tennessee Electric Power Company for power line, of record in Book 437, Page 19, said Register's Office.

7. Right of Way Easement to Colonial Pipeline Company for pipeline, of record in Book 3615, Page 427, said Register's Office.

8. Supplemental Right of Way Agreement, of record in Book 4578, Page 374, said Register's Office.

9. Grant of Transmission Line Easement, of record in Instrument No. 20020910-0109854, said Register's Office.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019