BILL GARRETT, Davidson County
Trans:T20170064052 DEEDWARRSP
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Fees:23.00 Taxes:21830.00
20170726-0075572

THIS INSTRUMENT PREPARED BY:

James S. Tipton, Jr., Esq.
Gentry, Tipton & McLemore, P.C.
900 South Gay Street, Suite 2300
Post Office Box 1990
Knoxville, Tennessee 37901
(865) 525-5300

RESPONSIBLE TAXPAYER and PROPERTY OWNER: 1830 Spring Branch Dr LLC
301 Congress Avenue, Suite 1275
Austin TX 78701

TAX ID NO. 03406005600

I hereby swear or affirm that the actual consideration for this transfer, or the fair market value of the property being conveyed, whichever is greater, is $5,900,000.00.

Responsible Taxpayer (or Agent)

Subscribed and sworn to before me this 20th day of July, 2017.

MARY ALFORD
Notary Public, State of Texas
My Commission Expires
July 29, 2017

Notary Public

My Commission Expires: 7-29-2017

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 25th day of July, 2017, between **SPRING BRANCH, LLC**, a Tennessee limited liability company, "Grantor," and **1830 SPRING BRANCH DR LLC**, a Texas limited liability company, "Grantee."

WITNESSETH: That for and in consideration of the sum of Ten Dollars ($10.00) and for other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee certain real property described in Exhibit A attached hereto, which Exhibit A is incorporated herein by reference as fully as though copied herein, with the hereditaments and appurtenances thereto appertaining.

TO HAVE AND TO HOLD the said premises to Grantee, and its successors and assigns, forever.

And Grantor, for itself and its successors and assigns, does hereby covenant with Grantee, and its successors and assigns, that it is lawfully seized in fee simple of the premises above conveyed; has full power, authority and right to convey the same; that said premises are free from all encumbrances except those mentioned in Exhibit A attached hereto, and that it will forever warrant and defend the said

premises and the title thereto against the lawful claims of all persons claiming by, through, or under Grantor, except for the specific matters mentioned in Exhibit A, but no further or otherwise.

Words of any gender shall be deemed to include any other gender, and a reference to the singular shall include the plural, and vice versa, unless the context indicates that such reading would be inappropriate.

IN WITNESS WHEREOF, Grantor has executed this instrument the day and year first above written.

SPRING BRANCH, LLC, a Tennessee limited liability company

By: _____
John A. Murphy, Managing Member

STATE OF TENNESSEE
COUNTY OF KNOX

PERSONALLY appeared before me, the undersigned authority, a Notary Public, in and for said County and State, **JOHN A. MURPHY**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the **Managing Member** of **SPRING BRANCH, LLC**, a Tennessee limited liability company, the within named bargainor, and that as such **Managing Member** of the within named bargainor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as its **Managing Member**.

Witness my hand, at office, this 21 day of July, 2017.

_____
Notary Public

My Commission Expires: 12/29/20

CHRISTINE M. MACKAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX

JST:bjh\Client Matters\Murphy, John (7738.000)\Sale Of Meadow Brooke And 17th St. Apartments (7738.010)\ Spring Branch Docs For JAM\D Special Warranty Deed (Spring Branch, LLC) V2.Doc

EXHIBIT A

Beginning at an iron pin set on the southern right of way line of Spring Branch Drive, a common corner with Lot 1, said pin being located 630 feet +/- from the eastern right of way of Myatt Road, thence with the southern right of way of Spring Branch Road the following two calls: 1) with a curve to the right, having a radius of 475.00 feet, an arc distance of 189.60 feet, and having a chord bearing of North 73 degrees 16 minutes 28 seconds East and a chord distance of 188.34 feet to an iron pin set; 2) North 84 degrees 42 minutes 33 seconds East, a distance of 179.83 feet to a concrete monument found; thence leaving said right of way South 04 degrees 52 minutes 40 seconds East, a distance of 347.26 feet to an iron pin set; thence North 85 degrees 56 minutes 10 seconds East, a distance of 118.93 feet to an iron pin found; thence South 09 degrees 08 minutes 19 seconds East, a distance of 187.31 feet to an iron pin found; thence South 22 degrees 37 minutes 22 seconds East, a distance of 160.42 feet to an iron pin found; thence South 32 degrees 05 minutes 56 seconds East, a distance of 156.47 feet to an iron pin found; thence South 41 degrees 47 minutes 55 seconds East, a distance of 157.97 feet to an iron pin found; thence South 45 degrees 54 minutes 38 seconds East, a distance of 160.40 feet to an iron pin found; thence South 57 degrees 22 minutes 24 seconds East, a distance of 119.85 feet to an iron pin set; thence South 54 degrees 00 minutes 17 seconds East, a distance of 120.04 feet to an iron pin found; thence South 79 degrees 56 minutes 47 seconds West, a distance of 272.47 feet to an iron pin set; thence North 55 degrees 52 minutes 00 seconds West, a distance of 428.10 feet to an iron pin set; thence North 33 degrees 30 minutes 00 seconds West, a distance of 279.80 feet to an iron pin set; thence North 11 degrees 18 minutes 00 seconds West, a distance of 157.50 feet to an iron pin found; thence North 53 degrees 00 minutes 39 seconds West, a distance of 323.80 feet to an iron pin set a common corner with Lot 1; thence with line of lot 1 the following two calls: 1) North 10 degrees 16 minutes 34 seconds East, a distance of 150.19 feet to an iron rod found; 2) North 19 degrees 19 minutes 30 seconds West, a distance of 184.26 feet to the point of beginning. Containing 403,107 square feet or 9.25 acres, according to the survey by Daniel P. Humphreys, Registered Land Surveyor Number 2060, of Point One Land Surveying, P. O. Box 53623, Knoxville, Tennessee 37950, dated December 28, 1999, said survey being file number "99022".

Being the same property conveyed to Grantor (erroneously referred to as Spring Branch L.L.C.) by deed of record as Instrument 20001205-0119163 in the Office of Register of Deeds for Davidson County, Tennessee.

Subject to the following exceptions:

1. Agreement for Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9537, Page 102, as corrected in Book 9645, Page 49, Register's Office for Davidson County, Tennessee,

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9618, Page 614, Register's Office for Davidson County, Tennessee,

3. Declaration of Land Use Restrictive Covenants for Low-Income Housing Tax Credits of record in Instrument No. 20011231-0144866, Register's Office for Davidson County, Tennessee,

4. Grant of Easement of record in Instrument No. 20120124-0006662, Register's Office for Davidson County, Tennessee, and

5. Subject to the flow of Grizzard Creek.

6. The lien of real property taxes, which shall be pro-rated between the parties and assumed by Grantee, as of the date of delivery of this deed.

The improvements on the property are being conveyed in their "As Is, Where Is" condition.

THE PREPARER OF THIS DEED HAS NOT CONDUCTED A SEARCH OF THE TITLE OF THE PROPERTY DESCRIBED ABOVE, AND HAS USED A DESCRIPTION PROVIDED BY AND APPROVED BY THE GRANTOR.