SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170074500 DEEDWARRSP
Recvd: 08/25/17 15:35 3 pgs
Fees:18.00 Taxes:25508.93
20170825-0087776

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $6,894,305.00.

Subscribed and sworn to before me, this the 24th day of August, 2017.

Notary Public

My Commission Expires: 3/6/18

JACK F. STRINGHAM II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
CSH Property One, LLC, a Delaware limited liability company 8665 East Hartford Drive, Suite 200 Scottsdale, AZ 85255 Attn: Leah Sakas	102-11-0A-001.00 102-11-0A-002.00 102-11-0A-003.00 102-11-0A-004.00 102-11-0A-005.00 102-11-0A-006.00 102-11-0A-007.00 102-11-0A-008.00 102-11-0A-009.00 102-11-0A-011.00 102-11-0A-012.00 102-11-0A-018.00 102-11-0A-019.00 102-11-0A-020.00 102-11-0A-021.00 102-11-0A-022.00	New Owner

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, VG Tennessee, LLC, a Tennessee limited liability company (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto CSH Property One, LLC, a Delaware limited liability company (herein referred to as "Grantee"), its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, TN, being Lot Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 18, 19, 20, 21, and 22 together with the appurtenant interest in the common elements as established by the Declaration of Covenants, Conditions and Restrictions for Hillwood Court at Nashville West, a Horizontal Property Regime With Private

Elements, of record in Instrument No. 20151021-0107026, as amended in Instrument No. 20151207-0123115 and in Instrument No. 20160518-0049908, Register's Office for Davidson County, Tennessee, said lots and Units being depicted on the Site Plan attached as Exhibit B to the aforementioned Declarations, to which plan reference is hereby made for a more complete and accurate description.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Being a portion of the property conveyed to Build South Charlotte, Inc., a Tennessee limited liability company, by deeds of record in Instrument No. 20150309-0019795, Instrument No. 20150310-0020553, and in Instrument No. 20151030-0110776, Register's Office for Davidson County, Tennessee. Build South Charlotte, LLC, a Tennessee limited liability company, conveyed its interest in said property to VG Tennessee, LLC, by deed from Build South Charlotte, LLC, a Tennessee limited liability company, of record as Instrument No. 20160915-0097254, Register's Office for Davidson County, Tennessee.

This is improved property with the following addresses:

1248 Hillwood Private Cove, Nashville, Tennessee 37209
1246 Hillwood Private Cove, Nashville, Tennessee 37209
1244 Hillwood Private Cove, Nashville, Tennessee 37209
1242 Hillwood Private Cove, Nashville, Tennessee 37209
1240 Hillwood Private Cove, Nashville, Tennessee 37209
1238 Hillwood Private Cove, Nashville, Tennessee 37209
1236 Hillwood Private Cove, Nashville, Tennessee 37209
1234 Hillwood Private Cove, Nashville, Tennessee 37209
1230 Hillwood Private Cove, Nashville, Tennessee 37209
1226 Hillwood Private Cove, Nashville, Tennessee 37209
1224 Hillwood Private Cove, Nashville, Tennessee 37209
1208 Hillwood Private Cove, Nashville, Tennessee 37209
1206 Hillwood Private Cove, Nashville, Tennessee 37209
1204 Hillwood Private Cove, Nashville, Tennessee 37209
1202 Hillwood Private Cove, Nashville, Tennessee 37209
1200 Hillwood Private Cove, Nashville, Tennessee 37209

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2017 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

WITNESS this the 25th day of August, 2017.

GRANTOR:

VG TENNESSEE, LLC,
a Tennessee limited liability company

By: _____
Caleb Fuqua, Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Caleb Fuqua, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of VG Tennessee, LLC, a Tennessee limited liability company, and as such Manager, being authorized to do so, signed the name of the limited liability company by himself as such Manager.

WITNESS my hand and seal at office this 24 day of August, 2017.

_____
NOTARY PUBLIC

JACK F. STRINGHAM II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/6/18

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