Bill Garrett Davidson County
Batch# 28881 DEEDWARRSP
11/21/2017 03:35:30 PM 6 pgs
Fees: $33.00 Taxes: $140,137.50
20171121-0119715

FROM: METROPOLITAN NASHVILLE, LLC, a Delaware limited liability company
TO: NASHVILLE METROPOLITAN, LLC, a Florida limited liability company

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
Nashville Metropolitan, LLC 11450 Interchange Circle North Miramar, Florida 33025	(same)	Map 103-16 Parcel 19

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Nashville City Center, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-8966

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $37,875,000.00.

Affiant

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

Notary Public

My Comm. Expires: 6/21/2021

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **METROPOLITAN NASHVILLE, LLC**, a Delaware limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **NASHVILLE METROPOLITAN, LLC**, a Florida limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

BEING A PARCEL OF LAND IN NASHVILLE, FIRST CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE, LOCATED IN THE SOUTHWESTERLY QUADRANT OF THE INTERSECTION OF VINE COURT AND HARDING ROAD, BEING LOT NO. 1 AS SHOWN ON THE PLAN OF BRIXWORTH APARTMENTS OF RECORD IN BOOK 5800, PAGE 202, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND

A PORTION OF ENSWORTH AVENUE CLOSED BY METROPOLITAN COUNCIL BILL NO. 083-1344, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY RIGHT-OF-WAY OF VINE COURT, SAID POINT BEING THE SOUTHERLY TERMINUS OF A CURVE RETURN TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HARDING ROAD;

THENCE, WITH SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 01 DEG. 20 MIN. 00 SEC. WEST 231.68 FEET TO AN IRON PIN;

THENCE, WITH THE SOUTHERLY TERMINUS OF VINE COURT, SOUTH 88 DEG. 40 MIN. 00 SEC. EAST 25.00 FEET TO AN IRON PIN IN THE CENTERLINE OF ENSWORTH AVENUE CLOSED BY METROPOLITAN COUNCIL BILL NO. 083-1344; THENCE, WITH SAID CENTERLINE, SOUTH 01 DEG. 20 MIN. 00 SEC. WEST, 189.00 FEET TO AN IRON PIN IN THE NORTHERLY TERMINUS OF ENSWORTH AVENUE;

THENCE, WITH SAID TERMINUS, NORTH 88 DEG. 40 MIN. 00 SEC. WEST, 25.00 FEET TO AN IRON PIN; THENCE, WITH SAID WESTERLY RIGHT-OF-WAY OF ENSWORTH AVENUE, SOUTH 01 DEG. 20 MIN. 00 SEC. WEST 521.89 FEET TO A CONCRETE MONUMENT;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE WITH THE NORTHERLY LINE OF PROPERTY CONVEYED TO RICHARD TREADWAY, ET UX, BY DEED OF RECORD IN BOOK 4993, PAGE 500, R.O.D.C., NORTH 86 DEG. 36 MIN. 02 SEC. WEST, 349.02 FEET TO A CONCRETE MONUMENT;

THENCE, LEAVING SAID LINE WITH THE EASTERLY LINE OF WINDSOR TOWER CONDOMINIUM APARTMENTS OF RECORD IN BOOK 5200, PAGE 71, R.O.D.C., THE FOLLOWING CALLS: NORTH 01 DEG. 40 MIN. 18 SEC. EAST 175.23 FEET TO AN IRON PIN; NORTH 35 DEG. 19 MIN. 40 SEC. EAST 285.86 FEET TO AN IRON PIN; NORTH 21 DEG. 06 MIN. 46 SEC. WEST 376.34 FEET TO AN IRON PIN IN THE SOUTHERLY RIGHT-OF-WAY LINE OF HARDING ROAD;

THENCE, WITH SAID RIGHT-OF-WAY LINE WITH A CURVE TO THE RIGHT, 351.46 FEET TO AN IRON PIN, SAID CURVE HAVING A CENTRAL ANGLE OF 07 DEG. 08 MIN. 22 SEC., A RADIUS OF 2,820.50 FEET, A TANGENT OF 175.96 FEET, AND A CHORD OF NORTH 58 DEG. 15 MIN. 25 SEC. EAST 351.23 FEET;

THENCE, CONTINUING WITH SAID RIGHT-OF-WAY LINE WITH A CURVE TO THE RIGHT, 52.14 FEET TO THE POINT OF BEGINNING, SAID CURVE HAVING A CENTRAL ANGLE OF 119 DEG. 29 MIN. 31 SEC., A

RADIUS OF 25.00 FEET, A TANGENT OF 42.86 FEET, AND A CHORD OF SOUTH 58 DEG. 25 MIN. 11 SEC. EAST, 43.19 FEET, CONTAINING 258,400 SQUARE FEET OR 5.93 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO METROPOLITAN NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20161110-0119342, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. Taxes and assessments for the year 2017, a lien now due and payable but not delinquent, and subsequent years, a lien not yet due and payable.

2. All matters as shown on plat of record in Book 5800, Page 202, in the Register's Office of Davidson County, Tennessee.

3. Easements for utilities, rights of access for emergency vehicles, and construction approval rights retained by Metropolitan Government of Nashville and Davidson County, Tennessee, in Ordinance No. 083-1344, relating to that portion of the premises formerly within the right-of-way of Ensworth Avenue, as closed and abandoned by Ordinance No. 083-1344.

4. That portion of the land embraced within the bounds of any public road or thoroughfare.

5. Rights of parties in possession not shown by the public record.

6. Matters as would be disclosed by a current and accurate survey and inspection of the Property.

7. Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing executed by APRO II - The Metropolitan - Nashville, LLC to William L. Rosenberg, Trustee for the benefit of Wells Fargo Bank, National Association, of record in Instrument No. 201302260019180; as assigned in Instrument No. 201302260019182; and as affected by Assumption and Release Agreement in Instrument No. 201611100119343, in the Register's Office of Davidson County, Tennessee.

8. Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing executed by APRO II - The Metropolitan - Nashville, LLC to Jay H. Smith, Trustee for the benefit of Wells Fargo Bank, National Association, of record in Instrument No. 201509110092581; as assigned in Instrument No. 201509110092583; and as affected by Assumption and Release Agreement in Instrument No. 201611100119345, in the Register's Office of Davidson County, Tennessee.

This is improved property commonly known as 101 Brixworth Lane, Nashville, Davidson County, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the easements, appurtenances, hereditaments, estate, title and interest thereto belonging or anywise appertaining to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 20th day of November, 2017.

GRANTOR:

METROPOLITAN NASHVILLE, LLC,
a Delaware limited liability company

By: Metropolitan Nashville Manager, LLC,
a Delaware limited liability company
Its: Manager

By: _____
Name: Frederic A. Scarola
Title: Manager

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Frederic A. Scarola, 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 Manager of Metropolitan Nashville Manager, LLC, a Delaware limited liability company, the Manager of Metropolitan Nashville, LLC, a Delaware limited liability company, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the foregoing entity.

Witness my hand and seal, this the 15th day of November, 2017.

_____
NOTARY PUBLIC

My Commission Expires: 1·24·21

KIMBERLY SWAYZE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, 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.

Notary's Signature

My Commission Expires: 6/21/2021

Notary Seal:

