Bill Garrett Davidson County
Batch# 69807 DEEDWARRSP
03/15/2018 04:15:30 PM 7 pgs
Fees: $38.00 Taxes: $46,990.00
20180315-0024801

FROM: The Park At Five Points, LLC, a Tennessee limited liability company
TO: Hollywood Kingsley II, LLC, a Delaware limited liability company

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
Hollywood Kingsley II, LLC c/o The Lighthouse Group, LLC 15332 Antioch Street, Suite 540 Pacific Palisades, CA 90272	Same	Map 72-10; Parcels 144, 154 & 344

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF Texas)
COUNTY OF Harris)

The actual consideration or value, whichever is greater, for this transfer is $12,700,000.00.

Affiant

Subscribed and sworn to before me, this the 14 day of March, 2018.

TERRY BARNETT
Notary Public, State of Texas
Comm. Expires 08-18-2019
Notary ID 11428760

Notary Public

My Comm. Expires:

TERRY BARNETT
Notary Public, State of Texas
Comm. Expires 08-18-2019
Notary ID 11428760

Special Warranty Deed

The Park At Five Points, LLC, a Tennessee limited liability company ("Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration paid to Grantor by Hollywood Kingsley II, LLC, a Delaware limited liability company, and its assigns ("Grantee"), whose mailing address is 15332 Antioch Street, Suite 540, Pacific Palisades, CA 90272, the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee, all of the real property situated in Davidson County, Tennessee, described in the attached **Exhibit "A"**, together with all improvements and fixtures thereon and all rights, titles, powers, privileges, easements, licenses, rights-of-way, development rights, air rights, water rights, wastewater, fresh water, storm sewer or other utility capacity or service commitments and allocations, benefits and agreements appurtenant thereto (collectively, the "Property").

For the same consideration, Grantor has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto

Grantee, without warranty, express or implied, all right, title and interest of Grantor, if any, in (1) strips and gores, if any, between the Property and any adjoining, abutting or adjacent properties, whether owned or claimed by deed, limitations or otherwise, and whether located inside or outside the Property; and (2) any land lying in or under the bed of any creek, stream or waterway or any highway, avenue, street, road, alley, easement, right-of-way or sidewalk, open or proposed, in front of, above, over, under, through, across, adjoining, abutting or adjacent to the Property.

This conveyance is made subject to the matters affecting title to the Property specified in **Exhibit "B"** attached hereto and made a part hereof ("Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, and Grantee's successors and assigns forever; and Grantor does hereby bind itself, its heirs, successors and assigns to WARRANT AND FOREVER DEFEND, all and singular, the Property unto Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the Property or any part thereof, by, through or under Grantor, but not otherwise.

EXECUTED to be effective as of the 14 day of March, 2018.

GRANTOR:

THE PARK AT FIVE POINTS, LLC,
a Tennessee limited liability company

By: _____
Rachael Franks, Member

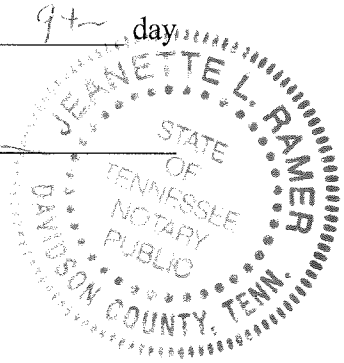
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Rachael Franks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Member of The Park At Five Points, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Member.

Witness my hand and seal, at office in Nashville, Tennessee, this the 9th day of March, 2018.

_____
NOTARY PUBLIC

My Commission Expires: 5/6/19



4852-2500-1822.2

EXHIBIT "A" TO DEED

Property Description

TRACT NO. 1
A TRACT OF LAND IN THE SEVENTH (7TH) COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING SHOWN AS LOT NO. 3 ON THE FINAL PLAT OF LOTS 1, 2 AND 3, COPPERSTONE VILLAGE ESTATES AS OF RECORD IN INSTRUMENT NO. 20160330-0030547, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

TRACT NO. 2
A TRACT OF LAND IN THE SEVENTH (7TH) COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING SHOWN AS PARCEL 154.00 ON METRO TAX MAP 72-10 AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY JAMES TERRY & ASSOCIATES, DATED MARCH 6, 2018 AND PROCEEDING AS FOLLOWS:

BEGINNING A CONCRETE MONUMENT (FOUND) AT THE SOUTHEAST PROPERTY CORNER OF LOT NO. 1 AS SHOWN ON THE PLAN OF MCDONALDS CORP. SUBDIVISION AS OF RECORD IN PLAT BOOK 4885, PAGE 25, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID CONCRETE MONUMENT ALSO BEING THE COMMON PROPERTY CORNER BETWEEN SAID LOT NO. 1, MCDONALDS CORP. SUBDIVISION AND A TRACT OF LAND CONVEYED TO THE PARKS AT FIVE POINTS, LLC (TAX MAP 72-10, PARCEL 344.00) AS OF RECORD IN INSTRUMENT NO. 20101230-0104056, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID CONCRETE MONUMENT FURTHERMORE BEING THE NORTHWESTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE,

1. WITH A SOUTHERLY PROPERTY LINE OF SAID THE PARKS AT FIVE POINTS, LLC PROPERTY, SOUTH 66 DEGREES 55 MINUTES 53 SECONDS EAST, 230.63 FEET TO AN IRON ROD (SET); THENCE,
2. SOUTH 22 DEGREES 37 MINUTES 59 SECONDS WEST, 102.48 FEET TO AN IRON ROD (SET) AT THE MOST SOUTHEASTERLY PROPERTY CORNER OF SAID LOT NO. 1, MCDONALDS CORP. SUBDIVISION; THENCE,
3. WITH THE NORTHERLY PROPERTY LINE OF SAID LOT NO. 1, MCDONALDS CORP. SUBDIVISION, NORTH 65 DEGREES 34 MINUTES 04 SECONDS WEST, 232.07 FEET TO AN IRON ROD (SET); THENCE,
4. NORTH 23 DEGREES 25 MINUTES 10 SECONDS EAST, 96.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 23,069 SQUARE FEET OR 0.530 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/NSPS LAND TITLE SURVEY OF 2016.

TRACT NO. 3

A TRACT OF LAND IN THE SEVENTH (7TH) COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, LYING ON THE NORTHERLY MARGIN OF DELMAS AVENUE, A 50-FOOT WIDE PUBLIC RIGHT-OF-WAY AND BEING EASTERLY 617 FEET, MORE OR LESS FROM GALLATIN PIKE AS MEASURED ALONG THE NORTHERLY RIGHT-OF-WAY MARGIN AND ALSO BEING ALL OF LOT 6 SHOWN ON THE PLAN OF EASTMOOR PLACE SUBDIVISION AS OF RECORD IN PLAT BOOK 547, PAGE 177, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY JAMES TERRY & ASSOCIATES, DATED MARCH 6, 2018, JOB NUMBER 2014-156 AND PROCEEDING AS FOLLOWS:

BEGINNING AT A P.K. NAIL (FOUND) ON THE NORTHERLY RIGHT-OF-WAY LINE OF DELMAS AVENUE AT THE SOUTHEASTERLY PROPERTY CORNER OF LOT NO. 5 AS SHOWN ON THE AFOREMENTIONED PLAN OF EASTMOOR PLACE SUBDIVISION; SAID P.K. NAIL BEING THE SOUTHWESTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE,

1. LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID DELMAS AVENUE, AND WITH THE EASTERLY PROPERTY LINE OF SAID LOT NO. 5, EASTMOOR PLACE SUBDIVISION, NORTH 24 DEGREES 06 MINUTES 44 SECONDS EAST, 233.53 FEET TO AN IRON ROD (FOUND) AT THE MOST SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO THE PARKS AT FIVE POINTS, LLC (TAX MAP 72-10, PARCEL 344.00) AS OF RECORD IN INSTRUMENT NO. 20101230-0104056, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
2. WITH THE SOUTHERLY PROPERTY LINE OF SAID THE PARKS AT FIVE POINTS, LLC PROPERTY, IN PART, SOUTH 81 DEGREES 25 MINUTES 37 SECONDS EAST, 51.12 FEET TO AN IRON ROD (FOUND) AT THE NORTHWESTERLY PROPERTY CORNER OF LOT NO. 7 AS SHOWN ON THE AFOREMENTIONED PLAN OF EASTMOOR PLACE SUBDIVISION; THENCE,
3. WITH THE WESTERLY PROPERTY LINE OF SAID LOT NO. 7, EASTMOOR PLACE SUBDIVISION, SOUTH 23 DEGREES 56 MINUTES 49 SECONDS WEST, 248.55 FEET TO AN IRON ROD (FOUND) ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED DELMAS AVENUE; THENCE,
4. WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID DELMAS AVENUE, NORTH 65 DEGREES 20 MINUTES 35 SECONDS WEST, 49.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 11,959 SQUARE FEET OR 0.275 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA.NSPS LAND TITLE SURVEY OF 2016.

Being the same property conveyed to The Parks At Five Points, LLC by deed from The Bank of Nashville div Synovus Bank, recorded December 30, 2010, of record as Instrument No. 20101230-0104056, said Register's Office. By Name Change Affidavit, of record as Instrument

No. 20121017-0095307, said Register's Office, The Parks At Five Points, LLC, is now known as The Park At Five Points, LLC.

This includes the improved property located at 1120 Litton Avenue, 1125 Delmas Avenue and 2810 Gallatin Pike, Nashville, Tennessee 37216.

EXHIBIT "B" TO DEED

Permitted Exceptions

1. Matters shown on the plat of record as Instrument No. 20160330-0030247, Register's Office for said County.

2. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record as Instrument No. 20151228-0130055, said Register's Office.

3. Easement of record in Book 6379, page 677, said Register's Office

4. Grants of Easement, of record as Instrument Nos. 20100720-0056816 and 20111206-0095088, said Register's Office.

5. Declaration of Easement of record as Instrument No. 20140611-0051056, said Register's Office

6. Rights of tenants in possession

7. 2018 Metro Nashville Davidson County Taxes - a lien not yet due and payable.

I, Scott Garrett, do hereby make an 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.

Scott Garrett

Scott Garrett, Examiner

STATE OF TEXAS

COUNTY OF HARRIS

Personally appeared before me, Sandy Hale, a notary public for this county and state, Scott Garrett who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires:

