Bill Garrett Davidson County
Batch# 87298 DEEDWARRSP
05/02/2018 08:48:58 AM 4 pgs
Fees: $23.00 Taxes: $43,290.00
20180502-0041384

SPECIAL WARRANTY DEED

FROM: Hampton Terrace Apartments, LLC,
a Tennessee limited liability company

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: 300 E Webster Street Holdings, L.P.,
a Tennessee limited partnership

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
300 E Webster Street Holdings, L.P. 822 Woodland Street Nashville, TN 37206	Same	Map 51-8, Parcel 178

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $11,700,000.00.

Affiant

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires:
November 8, 2021
STATE OF TENNESSEE

Sworn to and subscribed before me, this 27 day of April, 2018.

Notary Public

My Commission Expires: 11-8-21

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hampton Terrace Apartments, LLC**, a Tennessee limited liability company (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **300 E Webster Street Holdings, L.P.**, a Tennessee limited partnership (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 300 E. Webster Street, Madison, Davidson County, Tennessee 37115.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 25 day of April, 2018.

SELLER:

Hampton Terrace Apartments, LLC
a Tennessee limited liability company

By: _____
Keith Kraft, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Traci Sellers a Notary Public of said County and State, personally appeared Keith Kraft, 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 Chief Manager of Hampton Terrace Apartments, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Chief Manager.

Witness my hand and seal, at Office in Nashville, Tennessee this 25 day of April, 2018.

Traci Sellers
Notary Public

My Commission Expires: 11-8-21

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

Being a parcel of land lying in the 11th Civil District of Davidson County, Tennessee, and being all of Lot 13 and part of Lot 12, Montague Subdivision, as recorded in Book 421, page 129, Register's Office for Davidson County, and being a part of Webster's Resubdivision of Lots 3, 12 and 13 (plat unrecorded) more particularly described according to a survey prepared by Barge, Waggoner & Sumner, Inc., Engineers, dated May 18, 1964, as follows:

Beginning at an iron pin in the center of East Palestine Blvd., 120 feet East of the intersections of the center lines of East Palestine Blvd. and Milliken Bend Road: thence, with the center line of East Palestine Blvd. North 55 deg. 00' West, 147.12 feet to an iron pin; thence North 65 deg. 27' West 422.67 feet to the intersection of the centerline of East Palestine Blvd. with the centerline of Liberty Circle; thence in a northwesterly direction with the centerline of Liberty Circle, along a curve to the left having a radius of 459.84, central angle of 77 deg. 40' 43", long chord of 576.67 feet bearing North 14 deg. 19' 48" West, 623.43 feet to a point: thence leaving Liberty Circle North 21 deg. 37' East 112.24 feet to a point; thence generally downstream with Gibson Creek, South 63 deg. 00' East 127.00 feet to a point; thence South 81 deg. 30' East 240.00 feet to a point: thence South 51 deg. 00' East 51.00 feet to a point: thence South 75 deg. 00' East 269.00 feet to a point; thence North 74 deg. 45' East 156.00 feet to a point: thence South 81 deg. 30' East 149.00 feet to a point; thence South 20 deg. 30' East 56.00 feet to a point; thence South 83 deg. 30' East 121.00 feet to a point; thence leaving Gibson Creek with a wire fence South 35 deg. 15' West 834.00 feet to a point of beginning, containing 12.35 acres, more or less.

Being the same property conveyed to HAMPTON TERRACE APARTMENTS, LLC, by deed from MARTIN LEVY, TRUSTEE, of record in Book 9701, page 246, dated May 15, 1995, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2018 and future taxes, a lien, not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 421, page 129, said Register's Office.

3. Grant of Easement by and between Comcast of Nashville I, LLC and Hampton Terrace Apartments, LLC of record as Instrument No. 20110930-0075701, said Register's Office.

4. Easement for the flow of the water of Gibson Creek and the rights of the public therein.

5. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

6. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Gibson Creek.