Bill Garrett Davidson County
Batch# 87407 DEEDWARRSP
05/02/2018 10:15:30 AM 6 pgs
Fees: $33.00 Taxes: $27,439.20
20180502-0041590

THIS INSTRUMENT PREPARED BY, AND WHEN RECORDED, RETURN TO:	STATE OF TENNESSEE COUNTY OF DAVIDSON
Laurence M. Papel Nelson Mullins Riley & Scarborough, LLP 150 4th Ave. North, Suite 1100s Nashville, Tennessee 37219	The actual consideration or value, whichever is greater, for this transfer is: $7,416,000.00 Affiant Subscribed and sworn to before me this 1st day of May, 2018. Notary Public My commission expires: 5/5/2020

Jennifer Pugh-Nolen
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 5, 2020

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
East Nashville Flats, Ltd., a Texas limited partnership, d/b/a East Nashville Flats, Ltd., L.P. 500 West 5th Street Suite 700 Austin, TX 78701-3833	Same	093-03-0-081.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **400 FATHERLAND, LLC**, a Tennessee limited liability company (**"Grantor"**), has bargained and sold, and by these presents does transfer and convey unto **EAST NASHVILLE FLATS, LTD.**, a Texas limited partnership (doing business in Tennessee as East Nashville Flats, Ltd., L.P.) (**"Grantee"**), and Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto.

The property described in Exhibit A is improved property known as 400 Fatherland Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate,

title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except those permitted exceptions as listed on Exhibit B and representations and limitations as expressly provided for hereby.

And Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its heirs and assigns against the lawful claims of all persons claiming by, through or under the Grantor, 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]

SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 1st day of May, 2018.

GRANTOR:

400 FATHERLAND, LLC, a Tennessee limited liability company

By: _____
Christopher C. McCarty, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jennifer Nolan, a notary public of the state and county aforementioned, personally appeared Christopher C. McCarty, 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 400 Fatherland, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as such Manager, being authorized so to do, has executed the foregoing instrument for the purpose therein contained, by personally signing his name as Manager.

Witness my hand, at office, this 1st day of May, 2018.

_____
Notary Public

My Commission Expires: 5/5/2020

Jennifer Pugh-Nolan
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 5, 2020

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing pk nail at the intersection of the southerly right-of-way line of Fatherland Street, 50 feet in width, and the easterly right-of-way line of South 4th Street, 50 feet in width;

Thence leaving the easterly right-of-way line of South 4th Street, with the southerly right-of-way line of Fatherland Street, North 65 deg 00 min 32 sec East, 411.48 feet to an existing iron rod;

Thence with a curve to the right, along an arc length of 26.56 feet, the central angle of which is 86 deg 57 min 52 sec, the radius of which is 17.50 feet, the chord of which is South 71 deg 30 min 32 sec East, 24.08 feet to an existing iron rod at the intersection with the westerly right-of-way of South 5th Street, 80 feet in width;

Thence leaving the southerly right-of-way line of Fatherland Street, with the westerly right-of-way line of South 5th Street, South 28 deg 01 min 35 sec East, 218.74 feet to an existing iron rod;

Thence South 24 deg 40 min 19 sec East, 95.75 feet to an existing iron rod, at the intersection with the northerly right-of-way line of Alley Number 263, width varies;

Thence leaving the westerly right-of-way line of South 5th Street, with the northerly right-of-way line of Alley Number 263, South 65 deg 03 min 39 sec West, 440.64 feet to an existing pk nail, in the easterly right-of-way line of South 4th Street;

Thence leaving the northerly right-of-way line of Alley Number 263, with the easterly right-of-way line of South 4th Street, North 24 deg 52 min 48 sec West, 330.36 feet to the POINT OF BEGINNING. Containing 144,182 square feet or 3.310 acres more or less.

As described according to a survey prepared by Michael H. Charette, TN RLS# 2048, Cherry Land Surveying, Project No. 18046, dated March 27, 2018, last revised April 26, 2018.

Being the same property conveyed to 400 Fatherland, LLC, a Tennessee limited liability company, by Special Warranty Deed of record as Instrument No. 20120809-0071183, in the Register's Office of Davidson County, Tennessee (the "Register's Office") and Quitclaim Deed of Record as Instrument No. 20120809-0071184, in the Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Ad valorem real estate taxes and assessments for the year 2018, and subsequent years, a lien, not yet due and payable.

2. Grant of Easement from 400 Fatherland, LLC to Comcast of Nashville I, LLC, of record in Instrument No. 201307260077477, in the Register's Office of Davidson County, Tennessee (the "Register's Office").

3. Grant of Gas Service Line or Fuel Line Easement from New Edition Community Apartments, H.C. Inc. to Nashville Gas Company, of record in Book 8255, Page 361, in the Register's Office.

4. Rights of tenants in possession, as tenants only, pursuant to unrecorded leases in effect at the time of conveyance.

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:

