Bill Garrett Davidson County
Batch# 96681 DEEDWARRSP
05/24/2018 04:07:36 PM 5 pgs
Fees: $28.00 Taxes: $69,375.00
20180524-0050060

This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: William W. Burton, Esq.

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel Numbers:
Highland Ridge Property LLC 1585 Mallory Lane, Suite 202 Brentwood, Tennessee 37027	Highland Ridge Property LLC 1585 Mallory Lane, Suite 202 Brentwood, Tennessee 37027	Parcel No. 051-05-0-002.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **HIGHLAND RIDGE APARTMENTS, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **HIGHLAND RIDGE PROPERTY LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include his respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in fee simple, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference.

Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said Property to said Grantee, its heirs and assigns, against all persons claiming under Grantor.

[*Signatures Commence on Following Page*]

Witness my hand this 22nd day of May, 2018.

GRANTOR:

HIGHLAND RIDGE APARTMENTS, LLC,
a Tennessee limited liability company

By: _____
Name: William L. Belew, Jr.
Its: Sole Member

STATE OF TENNESSEE

COUNTY OF MOTGOMERY

Before me, Britt Young, a Notary Public of the State and County aforesaid, personally appeared William L. Belew, Jr., the sole member of Highland Ridge Apartments, LLC, a Tennessee limited liability company, 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 sole member of Highland Ridge Apartments, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such sole member being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company.

Witness my hand and official seal this 22 day of May, 2018.

My Commission Expires:

7/20/19

_____
Notary Public

BRITT YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF STEWART

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The affiant swears or affirms that the actual consideration or value of this transaction for recording tax purposes is $18,750,000.00.

Subscribed and sworn to before me this 23rd day of May, 2018.

My Commission expires: 1/8/19

Affiant

Notary Public

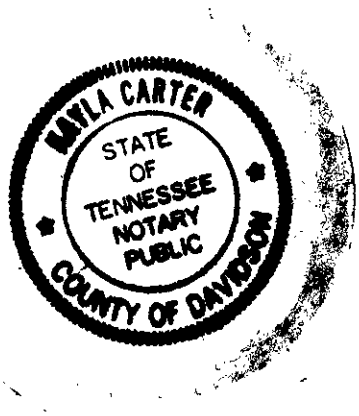


EXHIBIT "A"

Legal Description

Being a parcel of land in the Second Civil District, Fourth Councilmanic District, Davidson County, Tennessee, located in the northwesterly quadrant of the intersection of Due West Avenue and Old Due West Avenue and being more particularly described as follows:

Beginning at an iron pin in the westerly right-of-way line of Due West Avenue, said iron pin being the southeasterly corner of property conveyed to Charles A. and Barbara H. Gilbert by deed of record in Book 9750, Page 298, Register's Office for Davidson County, Tennessee, said iron pin also being northerly 610.00 feet, more or less, from the center of Old Due West Avenue; Thence, with said right-of-way the following calls: S 22° 27' 02" E, 152.50 feet to an iron pin, with a curve to the left 161.74 feet to a right-of-way monument, said curve having a central angle of 07° 52' 50', a radius of 1175.92 feet, a tangent of 81.00 feet and a chord of S 23° 47' 20" E, 161.61 feet, S 27° 22' 01" E, 95.38 feet to a right-of-way monument, S 38° 08' 34" E, 85.74 feet to a right-of-way monument, S 04° 42' 56" E, 97.36 feet to a point in the northerly margin of Old Due West Avenue; Thence, with the northerly right-of-way of Old Due West Avenue, S 25° 58' 09" E, 46.44 feet to a right-of-way monument; Thence, continuing with said right-of-way line, S 38° 51' 40" W, 120.07 feet to a right-of-way monument; Thence, S 22° 58' 43" W, 108.56 feet to a right-of-way monument; Thence, leaving said right-of-way line S 56° 43' 01" E, 22.20 feet to a point in the centerline of Old Due West Avenue; Thence, with said centerline the following calls: S 33° 16' 59" W, 81.14 feet to a point, with a curve to the right 148.57 feet to a point, said curve having a central angle of 25° 51' 01", a radius of 329.29 feet to a tangent of 75.57 feet and a chord of S 46° 12' 29" W, 147.31 feet, S 59° 08' 00" W, 286.64 feet to a point, with a curve to the right 177.05 feet to a point, said curve having a central angle of 48° 00' 00", a radius of 211.34 feet, a tangent of 94.09 feet and a chord of S 83° 08' 00" W, 171.92 feet, N 72° 51' 56" W, 286.91 feet to a point; Thence, leaving said centerline with the easterly line of property conveyed to J. T. Almond, by deed of record in Book 6675, Page 41, R.O.D.C., N 01° 52' 19" W, 366.14 feet to a point; Thence, with the easterly line of property conveyed to Terry W. Burdette, et ux, by deed of record in Book 5278, Page 1, R.O.D.C., N 00° 42' 41" E 353.39 feet to a point; Thence, with the easterly line of property conveyed to J. D. Stephens, et ux, by deed of record in Book 4095, Page 230, R.O.D.C., N 34° 07' 11" W, 518.60 feet to an iron pin; Thence, with the southerly line of property conveyed to John T. Burdette by deed of record in Book 6603, Page 621, R.O.D.C., and Deborah D. Myers by deed of record in Book 5496, Page 122, R.O.D.C., N 67° 22' 42" E, 510.77 feet to an iron pin; Thence, with the westerly line of property conveyed to said Myers, W. E. Jones by deed of record in Book 3208, Page 30, R.O.D.C., Fred L. Howell by deed of record in Book 3376, Page 419, R.O.D.C. and Charles A. and Barbara H. Gilbert by deed of record in Book 9750, Page 298, R.O.D.C., S 22° 25' 55" E, 500.72 feet to an iron pin; Thence, with the southerly line of said Gilbert property, N 67° 04' 55" E, 400.56 feet to the point of beginning. Containing 1,013,527 square feet or 23.27 acres, more or less.

LESS AND EXCEPT that portion of the above described property conveyed to the State of Tennessee by deed of record in Instrument No. 20140227-0016878, aforesaid records.

Being a portion of the property conveyed to HIGHLAND RIDGE APARTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from TRB HIGHLAND RIDGE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20100218-0012560, dated February 17, 2010, aforesaid records.

EXHIBIT "B"

Permitted Exceptions

1. Taxes for the year 2018 and subsequent years, a lien not yet due and payable.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5066, Page 752, Register's Office of Davidson County, Tennessee.

3. Grant of Easement to Comcast of Nashville I, LLC of record as Instrument Nos. 20130517-0050161 and 20160301-0019396, said Register's Office.

4. Deed of Conveyance for sewer lines of record in Book 5058, page 645, said Register's Office.