Bill Garrett Davidson County
Batch# 99381 DEEDWARRSP
06/01/2018 04:06:13 PM 4 pgs
Fees: $23.00 Taxes: $59,607.00
20180601-0052643

SPECIAL WARRANTY DEED

FROM: Nashville Multifamily Partners, LLC, a Delaware limited liability company
TO: 200 Paragon Mills Properties, LLC, a Georgia limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
Southeast Multifamily Partners I, LLC 2964 Peachtree Road, Suite 360 Atlanta, Georgia 30305	(same)	Map 134 Parcel 313

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Philip F. Head, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF Davidson)
COUNTY OF County)

The actual consideration or value, whichever is greater, for this transfer is Sixteen Million One Hundred Ten Thousand and No/100ths Dollars ($16,110,000.00).

Affiant

Subscribed and sworn to before me, this the 31st day of May, 2018.

Notary Public

My Commission Expires: September 10, 2018

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 **NASHVILLE MULTIFAMILY PARTNERS, LLC**, a Delaware limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **200 PARAGON MILLS PROPERTIES, LLC**, a Georgia 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"):

> Land in Davidson County, Tennessee, being Paragon Place Subdivision, of record as Instrument No. 20001214-0123064,

Register's Office for Nashville, Davidson County, Tennessee, bounded on the south by Paragon Mills Road and on the northeast by Interstate Highway 24, more particularly described as follows:

Beginning at a concrete monument on the northerly margin of Paragon Mills Road, the southeast corner to Woodland Hills Subdivision, as of record in Plat Book 6900, page 669 and being S 86 deg. 30' 00" E. 350.0 feet from the center line of Reischa Drive;

Thence, with the easterly line of Woodland Hills Subdivision, N 03 deg. 54' 03" E, 397.72 feet to a rectangular iron property marker;

Thence, continuing with said easterly line N 04 deg. 10' 01" E, 220.01 feet to an iron pin;

Thence, continuing with the easterly line of Woodland Hills Subdivision and the Vista Partners property, as of record in Book 9087, page 886, N 03 deg. 47' 45" E, 220.40 feet to an iron pin, being the southwest corner to the Bellsouth Mobility property, as of record in Book 9225, page 682, and being the northwest corner of this herein described tract:

Thence, with Bellsouth Mobility's southerly line, S 86 deg. 39' 00" E, 253.27 feet to an iron pin on the westerly margin of a frontage road along Interstate 24;

Thence, with said frontage road the following:
S 36 deg. 22' 56" E. 568.66 feet to a concrete monument
S 35 deg. 34' 57" E. 4.80 feet to a concrete monument
S 86 deg. 37' 30" E. 4.14 feet to an iron pin
S 03 deg. 23' 40" W. 5.18 feet to an iron pin
S 35 deg. 34' 57" E. 320.47 feet to a concrete monument

Thence, S 03 deg. 14' 55" W. 151.22 feet to a railroad spike on the northerly margin of Paragon Mills Road;

Thence, with Paragon Mills Road, N 86 deg. 30' 00" W. 242.33 feet to an iron pin, the beginning of a curve to the left;

Thence, with said curve having a central angle of 11 deg. 28' 26" radius of 324.63 feet, and chord of 64.90 feet at N 80 deg. 45' 47" W. 65.01 feet to an iron pin;

Thence continuing with Paragon Mills Road, N 86 deg. 30' 00" W. 527.35 feet to the point of beginning;

Containing 500,304 square feet or 11.485 acres.

Being the same property conveyed to Nashville Multifamily Partners, LLC, a Delaware limited liability company, by Quitclaim Substitute Trustee's Deed from Stephen C. Baker, Substitute Trustee, of record as Instrument No. 20161230-0137443, Register's Office of Davidson County, Tennessee.

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

1. Rights and claims of parties in possession.

2. General or special taxes and assessments required to be paid in the year 2018 and subsequent years.

3. Matters shown on the Plan of record as Instrument No. 20001214-0123064, said Register's Office.

4. Electric Line Easement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said Government, of record in Book 9311, page 523, said Register's Office.

5. Lack of direct access to Interstate 1-24, as set forth in the deed of record in Book 2813, page 339, said Register's Office.

6. Any and all matters shown on that certain ALTA/NSPS Land Title Survey prepared by Tony Reasons, II, Job No. 18-04-007, dated May 31, 2018.

This is improved property known as SoNa at Harding Place, 200 Paragon Mills Road, Nashville, Davidson County, Tennessee 37221.

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, 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 31 day of May, 2018.

GRANTOR:

NASHVILLE MULTIFAMILY PARTNERS, LLC, a Delaware limited liability company

By: _____
Name: Gavan D. White
Title: Authorized Officer

STATE OF DAVIDSON)

COUNTY OF TENNESSEE)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Gavan D. White, 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 Authorized Officer of Nashville Multifamily Partners, 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 22nd day of May, 2018.

_____
NOTARY PUBLIC

My Commission Expires: 1-24-21

KIMBERLY SWAYZE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY