1st

Bill Garrett Davidson County
Batch# 109547 DEEDWARRSP
06/27/2018 12:36:30 PM 7 pgs
Fees: $38.00 Taxes: $88,800.00
20180627-0062032

FROM: 300 Bakertown, L.P., a Tennessee limited partnership
TO: 300 Baker Station LLC, a North Carolina limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
300 Baker Station LLC c/o JEM Holdings LLC 10 East 53rd Street, 18th Floor New York City, NY 10022	300 Baker Station LLC c/o JEM Holdings LLC 10 East 53rd Street, 18th Floor New York City, NY 10022	Parcel No. 14800017300

THIS INSTRUMENT PREPARED BY:

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

STATE OF NEW YORK

COUNTY OF NEW YORK

The actual consideration or value, whichever is greater, for this transfer is Twenty-Four Million and No/100 Dollars ($24,000,000.00).

Affiant

Subscribed and sworn to before me, this the 25 day of June, 2018.

Notary Public

My Comm. Expires: June 12, 2021

REBECCA S. SIMON
Notary Public, State of New York
No. 01SI6359921
Qualified in New York County
Commission Expires June 12, 2021

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 **300 BAKERTOWN, L.P.**, a Tennessee limited partnership, hereinafter called "**GRANTOR**", has bargained and sold, and by these presents does transfer and convey unto **300 BAKER STATION LLC**, a North Carolina limited liability company, hereinafter called "**GRANTEE**", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described on **Exhibit "A"** attached hereto and made a part hereof by this reference, to wit (the "**Property**"):

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on **Exhibit "B"** attached hereto and made a part hereof by this reference (the "**Permitted Exceptions**").

This is improved property commonly known as Baker Station Apartments, 300 Bakertown Road, Antioch, Davidson County, Tennessee 37013.

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 27th day of June, 2018.

GRANTOR:

300 BAKERTOWN, L.P.,
a Tennessee limited partnership

By: Hurd and Buck, Inc., a Tennessee corporation, its general partner

By: Raymond B. Hurd
Name: Raymond B. Hurd
Title: President

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Raymond B. Hurd, President of Hurd and Buck, Inc., a Tennessee corporation, the general partner of 300 Bakertown, L.P., a Tennessee limited partnership, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him/herself to be the President of Hurd and Buck, Inc., a Tennessee corporation, the general partner of 300 Bakertown, L.P., a Tennessee limited partnership, 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 25 day of June, 2018.

Brittany L Wood
NOTARY PUBLIC

My Commission Expires: 12-01-20

BRITTANY L. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-01-2020

EXHIBIT "A"

Legal Description of Property

Land in the 5th Civil District of Davidson County, Tennessee, being: (i) a portion of premises being part of Reserved Parcel "A" and part of Reserved Parcel "C" on the plan of Cherokee Hills, Section 8, of record in Book 3700, page 154, Register's Office of said County, and all of Reserved Parcel "A" on the Plan of Cherokee Hills, Section 8-A, of record in Plat Book 4060, page 155, Register's Office of Davidson County, Tennessee; (ii) a portion of premises being part of Reserved Parcel "C" on the plan of Cherokee Hills, Section 9, of record in Book 4300, page 135, Register's Office of said County, and (iii) a portion of Lot 1 on The Plat of Haywood Development of record in Plat Book 4675, page 69, said Register's Office; and being Tract I of Phase I on the survey by Southern Development Consultants, Inc., Engineers-Planners, Job No. 165, dated November 13, 1973, and revised December 6, 1973, and more particularly described in that Survey dated October 18, 1991, prepared by George Anton, Registered Land Surveyor Number 557, of A&A Engineers, Inc., Job Number 3508-91, as follows:

Beginning at a point in the westerly margin of Cherokee Place, said point being 360 feet, more or less, south of the intersection of Cherokee Place and Rader Drive and also being 13 feet, more or less, east of a 24 inch poplar tree; thence, with the said margin of Cherokee Place South 7° 45' 03" West 154.40 feet to a point, the beginning of a curve to the left; thence, with said curve, having a radius of 229.40 feet and an interior angle 27° 19' 20", southeastwardly a total distance of 109.39 feet to a point; thence, leaving the said margin of Cherokee Place and running along a phase line, South 70° 33' 0" West a distance of 58.59 feet to a point; thence South 67° 45' 0" West a distance of 427 feet to a point; thence, South 76° 10' 0" West 168 feet to a point; thence South 78° 52' 0" West 195 feet to a point; thence, North 47° 40' 0" West 185 feet to a point; thence, with a curve to the right, said curve having a radius of 666.06 feet and an interior angle of 22° 30' 0", westwardly a total distance of 261.56 feet to a point; thence North 87° 06' 17" West 40 feet to a point; thence, with a curve to the right, said curve having a radius of 312.50 feet and an interior angle of 33° 30' 00", northwestwardly a total distance of 182.71 feet to a point; thence, South 36° 23' 43" West 83.28 feet to a point in the northeasterly margin of Bakertown Road; thence, with said margin and a curve to the right, said curve having a radius of 482.40 feet and an interior angle of 32° 22' 23" northwardly a total distance of 272.56 feet to a point; thence, continuing with said margin, North 5° 06' 17" West 271.83 feet to a point; thence, with a curve to the right, said curve having a radius of 25 feet and an interior angle of 99° 0' 0", northeastwardly a total distance of 43.20 feet to a point on the southerly margin of Rader Drive; thence, with said margin of Rader Drive South 86° 06' 17" East 835.78 feet to a point; thence, continuing with said margin and with a curve to the left, said curve having a radius of 628.30 feet and an interior angle of 20° 40' 0", northeastwardly a total distance of 226.60 feet to a point; thence, continuing with said margin, North 73° 13' 43" East 125 feet to a point; thence, continuing with said margin and with a curve to left, said curve having a radius of 621.60 feet and an interior angle of 0° 59' 24", northeastwardly a total distance of 10.74 feet to a point, said point being the northwesterly corner of Lot No. 861 on the plan of Cherokee Hills, Section Eight-A, of record in Plan Book 4060, Page 155, Register's Office of Davidson County, Tennessee; thence, leaving the said margin of Rader Drive and with the southwesterly line of

said Lot No. 861 of said plan, South 17 ° 43' 36" East 100.53 feet to the southwesterly corner of said Lot No. 861; thence South 86° 06' 17" East 344.97 feet to the point of beginning.

Being the same property conveyed to 300 Bakertown, L.P., a Tennessee limited partnership by deed from First Nationwide Bank, a Federal Savings Bank of record in Book 8503, page 415, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Exceptions

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

2. Joint Use and Maintenance Agreement of record in Book 5846, Page 571, Register's Office for Davidson County, Tennessee as modified by that certain First Amendment to Joint Use and Maintenance Agreement recorded in Instrument No. 20180626-0061498, said Register's Office.

3. Two Utility Anchor Easements and conditions of owner's certificate as shown on the Plan of record in Plat Book 4060, Page 155, Register's Office for Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants for Cherokee Hills, Section VIII of record in Book 4198, Page 609, Register's Office for Davidson County, Tennessee.

5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants for Cherokee Hills, Section IX of record in Book 4554, Page 202, Register's Office for Davidson County, Tennessee.

6. Public utility and drainage easement as shown on the Plan of record in Book 4675, Page 69, Register's Office for Davidson County, Tennessee.

7. Rights of tenants in possession, as tenants only, under prior unrecorded residential leases.

8. Grant of Easement of record in Instrument No. 20100113-0003386, Register's Office for Davidson County, Tennessee.

9. Grant of Easement of record in Instrument No. 20161021-0111714, Register's Office for Davidson County, Tennessee.

10. The following items as shown by Survey entitled "ALTA/NSPS Land Title Survey of 300 Bakertown, L.P. Property" prepared by Brian M. Reifschneider TN RLS #2487 of Blue Ridge Surveying Services and dated June 26, 2018:

    a. Chainlink fence encroaches onto adjacent property 86' +/- in southerly central boundary.
    b. Chainlink fence encroaches onto adjacent property 82' +/- in southerly east boundary.
    c. Iron Fence encroaches onto adjacent property 24' +/- in southerly west boundary.
    d. Sanitary Sewer line crosses in southerly east and southerly west boundary.
    e. Concrete Flumes cross in southerly boundary.
    f. Power lines, poles and guy wires crossing in northerly and easterly boundary.

Certificate of Authenticity

I, Heather Wood, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Osgood, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Osgood

Notary's Signature

My Commission Expires: 11/9/2019.

Notary's Seal (If on paper)

