2AD

This Instrument Prepared By:
Kenneth P. Ezell, Jr.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

Karen Y Johnson Davidson County
Batch# 142518 DEEDWARRSP
09/18/2018 03:18:30 PM 6 pgs
Fees: $33.00 Taxes: $72,705.00
20180918-0092642

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Hickory Creek Apartments Owner LLC, a Delaware limited liability company c/o Morgan Properties 160 Clubhouse Road King of Prussia, PA 19406 Attention: Michael Schecter	Same
Map & Parcel No.: 12001013300	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, HICKORY CREEK 200, LLC, a Delaware limited liability company ("Grantor"), has bargained and sold and does hereby transfer and convey unto HICKORY CREEK APARTMENTS OWNER LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

See Exhibit A

This is improved / unimproved property known as Hickory Creek Apartments, located at 1150 Vultee Boulevard, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to (i) real estate taxes coming due after the date hereof, and all subsequent years; (ii) all conditions, easements, restrictions and limitations of record to the extent effective as of the date hereof; and (iii) all applicable zoning and land use ordinances.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 12th day of September, 2018.

HICKORY CREEK 200, LLC, a Delaware limited liability company

By: Grant Cardone
Title: Manager

STATE OF Florida §
§
COUNTY OF Miami-Dade §

The actual consideration or value, whichever is greater, for this transfer is $19,650,000.00.

AFFIANT

Subscribed and sworn to before me this 12th day of September, 2018.

NOTARY PUBLIC

My Commission Expires:
3/21/2022

Notary Public State of Florida
Melissa Harless
My Commission GG 198507
Expires 03/21/2022

120245.00485/112133292v.2

201809180092642

STATE OF Florida §
§
COUNTY OF Miami-Dade §

Before me, a Notary Public in and for said County and State, personally appeared Grant Cardone, , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of HICKORY CREEK 200, LLC, a Delaware limited liability company, the Grantor of the foregoing instrument, and is authorized by such Grantor to execute this instrument on behalf of such Grantor.

WITNESS my hand, at office, this 12th day of September, 2018.

NOTARY PUBLIC

My Commission Expires:

3/21/2022

Notary Public State of Florida
Melissa Harless
My Commission GG 198507
Expires 03/21/2022

Exhibit A

Legal Description

BEING all that lot or parcel of land, with improvements thereon and appurtenances thereto, which is more particularly described as follows:

LAND LOCATED IN THE 13th COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON THE NORTHERLY MARGIN OF VULTEE BOULEVARD AND DESCRIBED ACCORDING TO AN ALTA / ASCM LAND TITLE SURVEY DATED 7-31-06 BY CAMPBELL, MCRAE AND ASSOCIATES SURVEYING, INC, (JOHN HOOD TN,RL.S. NO. 1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) IN THE NORTHERLY MARGIN OF VULTEE BOULEVARD, SAID ROD BEING S 89° 52'10" W 296.11 FEET FROM THE SOUTHWEST CORNER OF MIRO MEADOWS SUBDIVISION (BOOK 1424, PAGE 95, R.O.D.C., TN.)

THENCE WITH THE NORTHERLY MARGIN OF VULTEE BOULEVARD N 81° 20' 31" W 198.72 FEET TO AN IRON ROD (OLD);

THENCE N 73° 44' 54" W 144.30' TO AN IRON ROD (OLD), THE SOUTHEAST CORNER OF URBAN HOUSING SOLUTIONS, INC. (INSTRUMENT #20021227-0159463, R.O.D.C., TN.).

THENCE LEAVING VULTEE BOULEVARD N 03° 57' 45" W 644.58 FEET TO AN IRON ROD (NEW) IN THE SOUTH LINE OF CRESTVIEW, LTD., (BOOK 6194, PAGE 922 R.O.D.C., TN.).

THENCE N 88° 30' 36" E 193.84 FEET TO AN IRON ROD (NEW) IN THE SOUTH LINE OF BELLICOSE PROPERTY DEVELOPMENT (INSTRUMENT #20041124-0140685 R.O.D.C., TN.).

THENCE N 88° 58' 36" E 516.74' WITH SOUTH LINE OF FOUR MAPLES CONDOMINIUM (BOOK 5200, PAGE 283 R.O.D.C., TN.) AND JANE C. HOLLER (INSTRUMENT #20040916-0111578, R.O,D.C., TN.) TO AN IRON ROD (OLD);

THENCE WITH THE WESTERLY LINE OF MALCOLM L. BARRETT, SR. (BOOK 10680, PAGE 534, R.O.D.C., TN.) AND MARGARITA P. ROBBINS (BOOK 6604, PAGE 176, R.O.D.C., TN.) S 02° 52' 43" W 502.13 FEET TO AN IRON ROD (OLD);

THENCE WITH THE NORTHERLY LINE OF YEMANE WOLDESLASSIE AND HAGOSA WOLDESLASSIE (INSTRUMENT #20050413-0041239, R.O.D.C., TN.) N 89° 16' 43" W 302.07 FEET TO AN IRON ROD (OLD);

THENCE S 00° 54' 16" W 229.95 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Hickory Creek 200, LLC, a Delaware limited liability company by Warranty Deed of record in Instrument No. 20150303-0018332, in the Register's Office of Davidson County, Tennessee.

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 Webb 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)

ASHLEY N OSGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF KNOX