1st

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# 142521 DEEDWARRSP
09/18/2018 03:32:30 PM 7 pgs
Fees: $38.00 Taxes: $92,685.00
20180918-0092659

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Sheffield Heights Apartments Owner LLC, a Delaware limited liability company c/o Morgan Properties 160 Clubhouse Road King of Prussia, PA 19406 Attn: Michael Schecter	Same
Map & Parcel No.: 09500005500	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, SHEFFIELD HEIGHTS 202, LLC, a Delaware limited liability company ("Grantor"), has bargained and sold and does hereby transfer and convey unto SHEFFIELD HEIGHTS 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 Sheffield Heights Apartments, located at 700 Airways Circle, Nashville, Tennessee 37214.

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.

SHEFFIELD HEIGHTS 202, 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 $25,050,000.00.

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

120245.00485/112134241v.2

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 SHEFFIELD HEIGHTS 202, 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 of parcel of land, with improvements thereon and appurtenances thereto, which is more particularly described as follows:

Tract No. 1

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the southerly margin of Elm Hill Pike east of McGavock Pike and being more particularly described as follows:

Beginning at an iron pin in the southerly margin of Elm Hill Pike, said pin being the northwesterly corner of herein described tract and the northeasterly corner of BRE/TN Properties, L.L.C. of record in Instrument No. 20020206-0016629, Register's Office for Davidson County, Tennessee;

Thence, with the southerly margin of Elm Hill Pike S 69° 46' 06" E, 109.51 feet to a point;

Thence, continuing with said margin and a curve to the north having a central angle of 11° 08' 19", a radius of 1949.69 feet and a chord of S 75° 20' 14" E, 378.43 feet for an arc length of 379.03 feet to a point;

Thence, leaving said margin with the west line of Studio Plus at Nashville Airport, Inc. of record in Deed Book 8829, page 916, Register's Office for Davidson County, Tennessee, S 09° 05' 35" W, 96.15 feet to an iron pin;

Thence, S 48° 21' 59" E, 120.42 feet to a point; Thence, S 31° 06' 30" E, 372.42 feet to an iron pin;

Thence, with the west line of AVR, L.P. of record in Instrument No. 20020909-0108927, Register's Office for Davidson County, Tennessee, S 13° 47' 58" W, 581.31 feet to an iron pin;

Thence, with Century Capital Investors of record in Deed Book 9558, page 887, Register's Office for Davidson County, Tennessee the following calls:

S 88° 03' 04" W, 193.88 feet to an iron pin; N 62° 14' 29" W, 214.71 feet to an iron pin; N 30° 57' 50" W, 174.93 feet to an iron pin; N 20° 13' 29" W, 202.48 feet to an iron pin; N 18° 26' 06" W, 189.74 feet to an iron pin; N 41° 59' 14" W, 269.07 feet to an iron pin; N 03° 48' 51" E, 150.33 feet to an iron pin; N 32° 00' 19" E, 94.34 feet to an iron pin; N 60° 56' 43" E, 102.96 feet to an iron pin; N 20° 13' 54" E, 105.08 feet to the point of beginning, containing 681,583 square feet or 15.65 acres, more or less.

Tract 2

An easement to maintain and repair a television antenna, satellite antenna dish portable building and fence, of record in Deed Book 6873, Page 799, said Register's Office, over the hereinafter described property:

Beginning at a point in the easterly property line of Perimeter Place Associates Ltd. property said point being South 13° 47' 58" West 265.88 feet from the iron pin marking the end of the 3rd course from the point of beginning of said Perimeter Place Associates, Ltd. property; thence South 76° 12' 2" East 17 feet to a point; thence South 13° 47' 58" West and parallel to the said easterly property line of Perimeter Place Associates Ltd. property 60 feet to a point; thence North 76° 12' 2" West 17 feet to a point in said easterly property line of Perimeter Place Associates Ltd. property; thence North 13° 47' 58" East along the easterly property line of Perimeter Place Associates Ltd. property, 60 feet to the beginning, containing 1,020 square feet or 0.02 acres.

Being the same property conveyed to Sheffield Heights 202, LLC, a Delaware limited liability company by Warranty Deed of record in Instrument No. 20150303-0018361, 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)

