2nd

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# 142528 DEEDWARRSP
09/18/2018 04:02:30 PM 7 pgs
Fees: $38.00 Taxes: $86,950.00
20180918-0092675

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Jackson Grove 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.: 08600001000 & 08600020200	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, JACKSON GROVE 238, LLC, a Delaware limited liability company ("Grantor"), has bargained and sold and does hereby transfer and convey unto JACKSON GROVE 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 Jackson Grove Apartments, located at 3417 Lebanon Pike Hermitage, Tennessee 37076.

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.

JACKSON GROVE 238, 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 $23,500,000.00.

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

120245.00485/112133808v.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 JACKSON GROVE 238, 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, State of Florida

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 14th COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON THE SOUTHERLY MARGIN OF LEBANON PIKE, EAST OF CENTRAL PIKE AND WEST OF OLD HICKORY BOULEVARD DESCRIBED ACCORDING TO AN ALTA / ASCM LAND TITLE SURVEY DATED 3-6-06 BY CAMPBELL, MCRAE & ASSOCIATES SURVEYING, INC. (JOHN HOOD TN. RL.S. #1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) ON THE SOUTHERLY MARGIN OF LEBANON PIKE (A.K.A. HIGHWAY 70N), SAID ROD BEING LOCATED N 41° 29' 11" E 67.0 FEET (60,73 FEET ON PREVIOUS DESCRIPTION) FROM AN EXISTING CONCRETE HIGHWAY RIGHT OF WAY MONUMENT AT STATION 92+00 AS SHOWN ON TENNESSEE DEPT. OF TRANSPORTATION PLANS FOR PROJECT U-24-1 (SHEET NO.5) AND BEING THE NORTHEAST CORNER OF THE TENNESSEE SECONDARY SCHOOL ATHLETIC ASSOCIATION, INC. LAND (BOOK 4157, PAGE 690 R.O.D.C., TN.) AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED LAND; THENCE WITH SAID SOUTHERLY MARGIN OF LEBANON PIKE N 41° 29' 11" E 130.23 FEET TO AN IRON ROD (NEW); THENCE N 46° 29' 11" E 349.57 FEET TO AN IRON ROD (NEW) AT THE NORTHWEST CORNER OF VALVOLINE INSTANT OIL CHANGE, INC. (BOOK 7996, PAGE 871 R.O.D.C., TN.); THENCE WITH SAID VALVOLINE PROPERTY S 43° 45' 00" E 148.30 FEET TO AN IRON ROD (NEW); THENCE N 46° 15' 00" E 110.00 FEET TO AN IRON ROD (NEW) AT A CORNER TO THE KARENE PROPERTIES, L.P. LAND (BOOK 8832, PAGE 62 R.O.D.C., TN.); THENCE WITH SAID KARENE PROPERTY S 43^0 45' 00" E 144.03 FEET TO A POINT; THENCE N 46° 15' 00" E 198.04 FEET TO AN IRON ROD (NEW) IN THE WESTERLY LINE OF THE JACKSON'S COURTYARD PARTNERSHIP LAND (INSTRUMENT # 20010216-0014819 R.O.D.C., TN); THENCE WITH SAID JACKSON'S COURTYARD PROPERTY AND AN ANCIENT FENCE S 52° 04' 00" E 282.35 FEET TO AN IRON ROD (NEW) IN THE NORTHERLY MARGIN OF A RAILROAD RIGHT OF WAY; THENCE WITH SAID RIGHT OF WAY AND A FENCE S 38° 33' 00" W 68.00 FEET TO AN IRON ROD (NEW); THENCE S 51° 27' 00" E 25.00 FEET TO AN IRON ROD (NEW); THENCE S 38° 33' 00" W, PASSING THE ORIGINAL SOUTHWEST CORNER OF THE LAUREL HILLS COMMERCIAL PARK (BOOK 5200, PAGE 199, R.O.D.C., TN.) AT 176.42 FEET, FOR A TOTAL DISTANCE OF 765.20 FEET TO AN IRON ROD (OLD) AT THE SOUTHEAST CORNER OF SAID TENNESSEE SECONDARY SCHOOL ATHLETIC ASSOCIATION PROPERTY; THENCE WITH SAID TENNESSEE SECONDARY SCHOOL ATHLETIC ASSOCIATION PROPERTY AND AN ANCIENT FENCE N 44° 14' 00" W 698.77 FEET TO THE POINT OF BEGINNING CONTAINING 10.21 ACRES MORE OR LESS.

TOGETHER WITH ALL THE RIGHT, TITLE AND INTEREST IN AND TO THAT CERTAIN EASEMENT GRANTED BY THAT CERTAIN EASEMENT DATED JANUARY 10, 1977, RECORDED IN BOOK 5111, PAGE 843, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT BEING AN IRON PIN SET IN THE EASTERLY MARGIN OF LEBANON ROAD (U.S. HIGHWAY 70-N), SAID POINT BEING SOUTH 46° 45' WEST, 745.26 FEET, MORE OR LESS FROM A RIGHT OF WAY MONUMENT LOCATED AT ROAD STATION 105+00 OF THE TENNESSEE STATE HIGHWAY PLANS OF U.S. HIGHWAY 70-N; THENCE LEAVING SAID HIGHWAY SOUTH 43° 45' EAST, 136 FEET TO A POINT BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PROPERTY; THENCE NORTH 46° 15' EAST, 120 FEET TO A POINT; THENCE SOUTH 43° 45' EAST, 159.03 FEET TO A POINT; THENCE, SOUTH 46° 15' WEST, 10 FEET TO A POINT; THENCE NORTH 43° 45' WEST, 144.03 FEET TO A POINT; THENCE SOUTH 46° 15' WEST, 110 FEET TO A POINT; THENCE NORTH 43° 45' WEST, 15 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Jackson Grove 238, LLC, a Delaware limited liability company by Warranty Deed of record in Instrument No, 20150303-0018337, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Deborah Starrett by Warranty Deed of record in Instrument No. 20150814-0081960, said Register's Office, and to Jackson Grove 238, LLC of record in Instrument No. —201809180092674 said R.O.

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)

ASHLEY N OSGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF KNOX