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# 142539 DEEDWARRSP
09/19/2018 08:07:30 AM 7 pgs
Fees: $38.00 Taxes: $84,360.00
20180919-0092693

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Lincoya Bay 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.: 10900020000	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, FOUNTAINS 186, LLC, a Delaware limited liability company ("Grantor"), has bargained and sold and does hereby transfer and convey unto LINCOYA BAY 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 Lincoya Bay Apartments, located at 3000 Lincoya Bay Drive, 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.

FOUNTAINS 186, 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 $22,800,000.00.

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

120245.00485/112134234v.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 FOUNTAINS 186, 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

120245.00485/112134234v.2

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 in Davidson County, Tennessee, being a tract of land shown on the Plan of Lincoya Bay, Section I, of record in Plat Book 4460, page 153, Register's Office for Davidson County, Tennessee, described as follows:

Being a parcel of land in the 13th Councilmanic District of Nashville, Davidson County, Tennessee, lying on the east margin of Lincoya Bay Drive east of Pleasant Hill Road, known as Lincoya Bay Apartments, and being more particularly described as follows:

Beginning at an iron pin in the easterly margin of Lincoya Bay Drive, said pin being in the north line of 70 South Associates, LLC, The Lakes Apartments of record in Instrument No. 20021204-0149456, said Register's Office, and being the most southwest corner of herein described tract;

Thence, with the easterly margin of Lincoya Bay Drive, N08° 23' 29" E, 410.00 feet to a point;

Thence, continuing with said margin, N19° 31' 07" E, 269.27 feet to a point in the south line of Rosetree Trust, of record in Instrument No. 20060125-0009486, said Register's Office;

Thence with Rosetree Trust's south line, S79° 39' 17" E, 658.64 feet to a concrete monument in the south line of U.S.A. property;

Thence, with U.S.A. property, S77° 41' 39' E 170.61 feet to an iron pin;

Thence, leaving U.S.A. property, with the westerly and northerly lines of 70 South Associates, LLC, property the following calls:

S13° 50' 59" E, 211.74 feet to an iron pin, S20° 08' 20" W, 145.00 feet to a p.k. nail, S41° 14' 22" W, 135.00 feet to an iron pin, S86° 08' 21" W, 160.00 feet to an iron pin, S10° 38' 22" W,107.00 feet to an iron pin, N79° 21' 40" W, 120.00 feet to an iron pin, S75° 38' 20" W, 250.00 feet to an iron pin, N74° 21' 39" W, 349.63 feet to the point of beginning.

Together with a sewer easement 20 feet in width for the purpose of operating and maintaining a sewer line, as set out in Book 5107, page 823, Register's Office of Davidson County, State of Tennessee, described as follows, to wit:

Beginning at a point, being north 41° 15' East 38 feet from an iron pin in the southerly boundary line of Lincoya Bay, Section I, as of record in Book 4460, page 153, Register's Office for Davidson County, Tennessee; thence running with and 10 feet either side of a line described as follows: South 43° 50' East 191.4 feet to a point; thence North 73° 44' East 321.7 feet to a point; thence North 8^0 12' East 179.4 feet to a point in the southerly boundary line of the Metropolitan Government of Nashville and Davidson County property.

201809190092693

Being the same property conveyed to Fountains 186, LLC, a Delaware limited liability company and Deborah Starrett by Warranty Deed of record as Instrument No. 20150303-0018349, Register's Office of Davidson County, Tennessee, and to Fountains 186, LLC of record in Instrument No. 201809190092692, 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