Karen Y Johnson Davidson County
Batch# 157776 DEEDWARRSP
11/09/2018 08:28:30 AM 11 pgs
Fees: $58.00 Taxes: $212,750.00
20181109-0110880

SPECIAL WARRANTY DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Estates at Brentwood, LLC c/o Olen Properties Corp. 7 Corporate Plaza Newport Beach, CA 92660 Attn: Julie A. Ault, Esq.	Map/Par. 17100003500	Same
This instrument prepared by: Bradley Arant Boult Cummings, LLP (JRH) 1600 Division Street, Suite 700, Nashville, TN 37203		

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **SCG/TBR BRENTWOOD OWNER, LLC**, a Delaware limited liability company (the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey to **ESTATES AT BRENTWOOD, LLC**, a Delaware limited liability company (the "**Grantee**"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 570 Church Street East, Brentwood, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor the Property is free from all encumbrances, made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor but not otherwise. No representation as made as to the acreage of the Property.

After recording return to:
Calloway Title & Escrow, LLC
David W. Dudley 7-01456
4170 Ashford Dunwoody Rd. Ste. 525
Atlanta, Georgia 30319

4158-0228-6872.2

IN WITNESS WHEREOF, the Grantor has executed this Deed on the 2nd day of November, 2018, to be effective as of November 8th, 2018.

SCG/TBR BRENTWOOD OWNER, LLC,
a Delaware limited liability company

By: SCG/TBR BRENTWOOD VENTURE, LLC,
a Delaware limited liability company,
its sole member

By: Stockbridge Estates at Brentwood, LLC,
a Delaware limited liability company

By: _____
Name: Douglas Sturiale
Title: President

By: Tribridge Co-Invest 19, LLC,
a Georgia limited liability company

By: Tribridge Investments, LLC,
a Georgia limited liability company,
its manager

By: _____
Name: _____
Title: _____

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Francisco)

On November 2, 2018 before me, Renee Adams, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Douglas Sturiale
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

RENEE ADAMS
Commission # 2127673
Notary Public - California
San Francisco County
My Comm. Expires Oct 21, 2019

Signature Renee Adams
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Special Warranty Deed Document Date:
Number of Pages: Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Douglas Sturiale	Signer's Name:
☑ Corporate Officer — Title(s): President	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing: Stockbridge Estates at Brentwood, LLC	Signer Is Representing:

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IN WITNESS WHEREOF, the Grantor has executed this Deed on the 6th day of November, 2018, to be effective as of November 8th, 2018.

SCG/TBR BRENTWOOD OWNER, LLC,
a Delaware limited liability company

By: SCG/TBR BRENTWOOD VENTURE, LLC,
a Delaware limited liability company,
its sole member

By: Stockbridge Estates at Brentwood, LLC,
a Delaware limited liability company

By: _____
Name: _____
Title: _____

By: Tribridge Co-Invest 19, LLC,
a Georgia limited liability company

By: Tribridge Investments, LLC,
a Georgia limited liability company,
its manager

By: _____
Name: Jim Schroder
Title: Authorized Signatory

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

STATE OF Georgia
COUNTY OF Cherokee) SS.

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Jim Schroder, the Auth. Signatory of SG/TBR Brentwood Owner, LLC, a Delaware limited liability company who is personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 6 day of Nov., 2018.

Alessandra Streetmon
Notary Public

My Commission Expires: 6/20/22

ALESSANDRA STREETMON
MY COMMISSION EXPIRES
NOTARY
PUBLIC
JUNE 20, 2022
CHEROKEE COUNTY, GEORGIA

OATH OF CONSIDERATION
(MUST BE ON ALL DEEDS EXECUTED BY GRANTEE)

STATE OF California)

) SS.

COUNTY OF Orange)

THE UNDERSIGNED HEREBY SWEARS OR AFFIRMS THAT HE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROEPRTY, WHICHEVER IS GREATER, IS $ 57,500,000 .

AFFIANT –**GRANTEE**

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____, 2017.

NOTARY PUBLIC

My Commission expires: _____
(SEAL)

See Attached

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of ORANGE

Subscribed and sworn to (or affirmed) before me on this 7th day of NOVEMBER, 2018, by NATALIA OLENICOFF,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

MARLA LUKE
Commission # 2131923
Notary Public - California
Orange County
My Comm. Expires Oct 27, 2019

(Seal) Signature

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land in the First Civil District, Thirty-second Councilmanic District, Nashville, Davidson County, Tennessee, located on the northerly side of Church Street East and east of Overlook Boulevard, and being more particularly described as follows:

BEGINNING at a point in the northerly right-of-way line of Church Street East, said point being the southwest corner of the herein described parcel and the southeast corner of property conveyed to J.W. Hendricks as of record in Book 8115, Page 926, R.O.D.C.;

THENCE, with the easterly line of said J. W. Hendricks property N 02°42'47" E, 677.40 feet to a point in the southerly line of property conveyed to Brentwood Highlands, LTD as of record in Book 6542, Page 456, R.O.D.C.;

THENCE, with the southerly line of said Brentwood Highlands property and the southerly line of Brentwood Section Two as of record in Book 5050, Page 36, R.O.D.C. and the southerly line of Highlands of Brentwood, Section Four as of record in Book 5800, Page 232, R.O.D.C. the following calls:

S 87°21'28" E, 216.85 feet to an iron pin;
S 87°27'00" E, 253.54 feet to an iron pin;
S 86°32'41" E, 62.95 feet to an iron pin;
S 87°07'51" E, 409.74 feet to an iron pin, said iron pin being the northwest corner of property conveyed to Robert N. Hutcheson as of record in Book 5134, Page 390, R.O.D.C.;

THENCE, with the westerly line of said Robert N. Hutcheson property S 04°07'24" W, 666.40 feet to a point in the northerly right-of-way line of Church Street East, as widened;

THENCE, with said northerly right-of-way line the following calls:

N 85°49'39" W, 183.32 feet to a point;

Along a curve to the left 249.56 feet to a point, said curve having a central angle of 04°08'05", a radius of 3,458.25 feet, a tangent of 124.84 feet, and a chord of N 87°53'42" W, 249.51 feet;

N 89°57'44" W, 242.29 feet; N 87°30'32" W, 251.89 feet to the point of beginning.

Also being Lot No. 1 as shown on the plan of the Gables at Brentwood as of record in Book 7900, Page 778, R.O.D.C

This being the same property as conveyed by that certain Special Warranty Deed from AB Merion Brentwood, LLC, a Delaware limited liability company to SCG/TBR Brentwood Owner, LLC, a Delaware limited liability company, dated August 19, 2014, filed for record August 25, 2014 at 10:38 A.M., recorded in Instrument No. 20140825-0077193 in the Register of Deeds office for Davidson, County, Tennessee.

EXHIBIT B

LIST OF PERMITTED ENCUMBRANCES

1. Rights or claims of parties in possession not shown by the public records.

2. Easements, or claims of easements, not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

5. Taxes or special assessments which are not shown as existing liens by the public records.

6. Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.

7. Proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

8. Taxes and assessments for the year 2018 and subsequent years.

9. Riparian rights incident to the premises.

10. Rights of tenants in possession under unrecorded leases.

11. Any security interest created at closing.

12. Title to that portion of captioned property located within a cemetery situated on captioned property, and rights of others to easements and rights of ingress and egress thereto.

13. Grant of Easement by and between AB Merion Brentwood, LLC, a Delaware limited liability company and Comcast of Nashville I, LLC, dated February 3, 2014, filed for record March 28, 2014 at 8:51 a.m., recorded in Instrument No. 20140328-0025604, in the Register of Deeds in Davidson County, Tennessee.

14. Graveyard restriction as contained in that certain Warranty Deed from Henry Vinsang and Bessie Watson Vinsang to Hardscuffle Joint Venture, dated June 20, 1986, filed for record June 20, 1986 at 3:55 p.m., recorded in Book 6893, Page 639, aforesaid Records; as re-recorded August 4, 1986 at 1:42 p.m., recorded in Book 6938, Page 736.

15. Lease and Easement Agreement Memorandum of Agreement by and between Interactive Cable Systems, Inc. and Gables Realty Limited Partnership, dated as of May 1, 1995, filed for record August 6, 1996 at 9:30 a.m., recorded in Deed Book 10147, Page 26, aforesaid Records.

16. All matters shown on ALTA/ACSM Land Title Survey performed by Kirk S. Duclos, PLS of Barge Waggoner Summer & Cannon, Inc. dated August 6, 2014, last revised September 24, 2014, Job No. 33185-04.

I, David W. Dudley, 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.

Signature

State of Georgia

County of Dekalb

Personally appeared before me, Matthew Fontana, a notary public for this county and state, David W. Dudley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 12/7/19.

Notary's Seal (If on paper)

MATTHEW FONTANA
NOTARY PUBLIC
DEKALB COUNTY, GEORGIA
MY COMMISSION EXPIRES 12-07-2019