This Instrument Prepared By:
R. Mitchell Ross
Harvill Ross, PLLC
107 North Third Street
Clarksville, TN 37040

Karen Y Johnson Davidson County
Batch# 162104 DEEDWARRSP
11/19/2018 08:32:49 AM 6 pgs
Fees: $33.00 Taxes: $38,480.00

20181119-0113380

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel Nos.
Bristol Owner LLC c/o Archway Holdings 420 S. Beverly Drive, Suite 260 Beverly Hills, CA 90212 Attention: Shawn Moghavem	SAME	120-01-0-139.00 & 120-05-0-201.00

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

The actual consideration or value, whichever is greater, for this transfer is Ten Million Four Hundred Thousand and 00/100 Dollars ($10,400,000.00).

CONNIE CANTRELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires July 9, 2022

Affiant

SUBSCRIBED AND SWORN TO before me, this the 16th day of November, 2018.

Notary Public

My Commission Expires: _____

For and in consideration of the sum of Ten Million Four Hundred Thousand and 00/100 Dollars ($10,400,000.00), the receipt and sufficiency of which are hereby acknowledged, Bristol Ridge Apartments, LLC, a Tennessee limited liability company "Grantor", has this day bargained and sold, and by these presents does transfer and convey unto Bristol Owner LLC, a Delaware limited liability company "Grantee", its, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, and structures located thereon (the "Property").

The Property is improved property known as "Bristol Ridge Apartments" and located at 307/311 Glengarry Drive, Nashville, TN 37217.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns in fee simple absolute forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

Grantor covenants with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds Grantor, its successors, and assigns to warrant and defend the title to the Property to Grantee, its successors, and assigns against the lawful claims of all persons whomsoever claiming title as against all acts of the Grantor herein and no other (except claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand this 15th day of November, 2018.

Bristol Ridge Apartments, LLC

By: _____
William L. Belew, Jr.,
Member/Manager

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, William L. Belew, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purposes therein contained, and who upon oath further acknowledged such person to be the Member/Manager of Bristol Ridge Apartments, LLC, the within bargainor, a Tennessee limited liability company, and that such officer(s) as such Member/Manager executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as Member/Manager.

Witness my hand and seal, at office, this 15th day of November, 2018.

_____
NOTARY PUBLIC SEAL

My Commission Expires: 7/20/19

BRITT YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF STEWART

EXHIBIT A

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being all of Lot 2 on the plan of Glengarry Park, Section II, of record in Plat Book 4175, Page 16, at the Register's Office for Davidson County, Tennessee; and also being part of Lot 337, Glengarry Park, Section 3, of record in Plat Book 2900, Page 25, at the Register's Office for Davidson County, Tennessee, and being more particularly, described as follows:

Beginning at an iron rod set in the westerly right-of-way line of Glengarry Drive, 70 feet in width, at a corner common with Lot "A" of on the plan of Zone Lot Division Parcel 200, Walter B. McDade, of record in Plat Book 6250, Page 966, at the Register's Office for Davidson County, Tennessee, Thence leaving the westerly right-of-way line of said Glengarry Drive with the northerly line of said Lot "A", North 56 degrees 01 minutes 44 seconds West, 119.90 feet to an existing iron rod at a corner common with Lot 335 of the Plat of Glengarry Park, Section Three, of record in Plat Book 2900, Page 25, at the Register's Office for Davidson County, Tennessee; Thence with the northerly line of said Lot 335, North 18 degrees 56 minutes 44 seconds West, 243.06 feet to an iron rod set in the northerly line of Lot 337 of said Glengarry Park Section Three; Thence with the northerly line of said Glengarry Park Section Three for the following three calls: North 60 degrees 10 minutes 13 seconds West, 138.08 feet to an existing iron rod in the northerly line of Lot 339 of said Glengarry Park, Section Three; North 45 degrees 47 minutes 35 seconds West, 1259.87 feet to an existing concrete monument at a corner common with Lots 354 and 353; North 38 degrees 25 minutes 39 seconds West, 183.04 feet to an iron rod set in the easterly line of Howard M. Baldwin, et ux, of record in Deed Book 3645, Page 451, at the Register's Office for Davidson County, Tennessee, also being Lot 173 of Glencliff Estate, Section 3, of record in Plat Book 1424, Page 1, at the Register's Office for Davidson County, Tennessee; Thence with the easterly line of said Lot 173 Glencliff Estates, North 57 degrees 12 minutes 24 seconds East, 168.28 feet to an existing iron rod at a corner common with Lot 2 of the Glengarry Park Commercial Development, Section IV, of record in Plat Book 4660, Page 55, at the Register's Office for Davidson County, Tennessee, being the property conveyed to Executive South, LLC, of record in Deed Book 11377, Page 713, at the Register's Office for Davidson County, Tennessee; Thence with the southerly line of said Glengarry Park Commercial Development, Section IV, South 45 degrees 53 minutes 58 seconds East, 1396.20 feet to an existing iron rod in the southeastern corner of Lot 1, Glengarry Park Commercial Development, Section III, of record in Plat Book 4300, Page 51, at the Register's Office for Davidson County, Tennessee, being the property conveyed to Byung Rock Woo, of record in instrument number 20020409-00437441, at the Register's Office for Davidson County, Tennessee; Thence with the easterly line of said Lot 1, Glengarry Park Commercial Development, Section III, North 44 degrees 25 minutes 00 seconds East, 43.85 feet to an existing iron rod at a corner common with Lot 1, Glengarry Park Commercial Development, Section II, of record in Plat Book 4175, Page 16, at the Register's Office for Davidson County, Tennessee, being the property conveyed to Mapco Petroleum, Inc, of record in Deed Book 7949, Page 619, at the Register's Office for Davidson County, Tennessee; Thence with the southerly line of said Lot 1 of Glengarry Park Commercial Development, Section II for the following two calls: South 45 degrees 39 minutes 10 seconds East, 140.03 feet to an existing iron rod; South 71 degrees 09 minutes 12 seconds East, 68.11 feet to an existing iron rod in the

westerly right-of-way line of said Glengarry Drive; Thence with the westerly right-of-way line of Glengarry Drive for the following three calls: with a curve to the left having a radius of 281.70, a curve length of 139.27 feet, a central angle of 28 degrees 19 minutes 39 seconds and a chord bearing and distance of South 04 degrees 03 minutes 34 seconds West, 137.86 feet to an existing concrete monument, South 10 degrees 06 minutes 15 seconds East, 75.50 feet to an iron rod set; with a curve to the right having a radius of 357.20 feet, a curve length of 211.45 feet, a central angle of 33 degrees 55 minutes 01 seconds, and a chord bearing and distance of South 07 degrees 41 minutes 07 seconds West, 208.38 feet to the point of beginning, containing 355,223 square feet or 8.155 acres more or less.

Together with easements appurtenant to said property as shown on Plats in Plat Book 4300, Page 9 and Book 4175, Page 16, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Belew, Jr. by deed from Tribridge Residential Property Management Advisors, LLC, as receiver for Castile Apartments, L.L.C. of record as Instrument Number 20131101-0113549, dated October 31, 2013, in Register's Office of Davidson County. William Belew, Jr. has since conveyed his interest in said property to Grantor by deed of record as Instrument Number 20131101-0113597, dated October 21, 2013 in Register's Office of Davidson County, Tennessee.

EXHIBIT B

1. General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 120-01-0-139.00 and 120-05-0-201.00, not yet due or payable.

2. Matters shown on the Plan of record in Book 4175, Page 16, Book 4175, Page 122, and in Book 4300, Page 9, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 2796, Page 604, and in Book 2960, Page 5, said Register's Office.

4. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from Castile Apartments, LLC, a Georgia limited liability company to Web Service Company, Inc., of record in Instrument No. 20030423-0053864, said Register's Office.

5. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20140314-0021540, said Register's Office.

6. Those matters identified on the plat of survey by Tony Reasons II, Tenn. RLS No. 1665, with Partner Engineering and Science, Inc., dated September 5, 2018, last revised November 15, 2018 and designated as Project No. 18-223577.4.