Karen Y Johnson Davidson County
Batch# 162500 DEEDWARRSP
11/19/2018 04:21:30 PM 8 pgs
Fees: $43.00 Taxes: $146,150.00
20181119-0113969

SPECIAL WARRANTY DEED

FROM: **455 ARBOR PLACE LLC**, a Delaware limited liability company
TO: **4 FIFTY FIVE LP**, a Delaware limited partnership

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
4 Fifty Five LP 4890 W. Kennedy Blvd., Suite 240 Tampa, FL 33609	(same)	16300030500

THIS INSTRUMENT PREPARED BY:
Thompson & Knight LLP
Attn: Rick Haan
1722 Routh Street, Suite 1500
Dallas, Texas 75201

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The actual consideration or value, whichever is greater, for this transfer is Thirty-Nine Million Five Hundred Thousand and 00/100 Dollars ($39,500,000).

4 Fifty Five LP,
a Delaware limited partnership

By: 4 Fifty Five GP LLC,
a Delaware limited liability company,
its general partner

By: _____
Joseph G. Lubeck, President

Subscribed and sworn to before me, this the 12 day of November, 2018 by Joseph G. Lubeck, as President of 4 Fifty Five GP LLC, a Delaware limited liability company, general partner of 4 Fifty Five LP, a Delaware limited partnership on behalf of said company.

Notary Public: Geraldine Carpenito
Geraldine Carpenito
Print Name of Notary

My commission expires:

GERALDINE CARPENITO
MY COMMISSION # FF977390
EXPIRES April 12, 2020
(407) 398-0153 FloridaNotaryService.com

513420.000062 21418873.4

SPECIAL WARRANTY DEED

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By: 4 Fifty Five GP LLC,
a Delaware limited liability company,
its general partner

By: _____
Joseph G. Lubeck, President

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Notary Public: Geraldine Carpenito
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513420.000062 21418873.4

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **455 ARBOR PLACE LLC**, a Delaware limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **4 FIFTY FIVE LP**, a Delaware limited partnership, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

[SEE EXHIBIT A ATTACHED HERETO]

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

[SEE EXHIBIT B ATTACHED HERETO]

This is improved property commonly known as Verse on Bell Apartments.

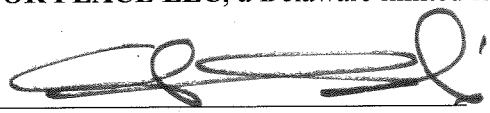
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of Page left intentionally blank]

[signature page follows]

[signature page to Special Warranty Deed]

455 ARBOR PLACE LLC, a Delaware limited liability company

By: 

Name: Conrad Suszynski
Title: Authorized Signatory

STATE OF Colorado §
§
COUNTY OF Arapahoe §

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Conrad Suszynski, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Signatory of 455 Arbor Place LLC, a Delaware limited liability company, and that he as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Authorized Signatory.

Given under my hand and seal of office this November 13, 2018.

Brenda K. Ferrell
Notary Public, State of Colorado

[SEAL]

BRENDA K FERRELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19964008292
MY COMMISSION EXPIRES JULY 05, 2021

EXHIBIT A

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee, being Phase I, on the plan of second revision, the Arbors of Hickory Hollow, as shown on plat of record in Book 6900, Page 78, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for complete and accurate description, and being more particularly described as follows:

Beginning at an iron pin set in the South right-of-way of Bell Road, 75 feet from the center line, at the Northeast corner of Lot 1, Bell Trace, Section 1, as recorded in Plat Book 5210, Page 36, Register's Office for Davidson County, Tennessee, the Northwest corner of the herein described tract; thence with the South Right-of-Way Line of Bell Road, with a curve to the left having a radius of 1495.33 feet, a distance of 21.54 feet, to an iron pin set, said curve has a chord bearing and distance of North 81 degrees 45 minutes 04 seconds East 21.54 feet; thence North 82 degrees 02 minutes 17 seconds East 731.95 feet to an iron pin set; thence with a curve to the right having a radius of 2727.00 feet, a distance of 417.13 feet to an iron pin set; said curve has a chord bearing and distance of North 86 degrees 23 minutes 00 seconds East 417.13 feet; thence South 89 degrees 11 minutes 23 seconds East 181.15 feet to an iron pin set; thence with the West boundary line of the Robert A. McDowell Property as recorded in Deed Book 4034, Page 945, Register's office of Davidson County, Tennessee, South 04 degrees 48 minutes 05 seconds West 319.77 feet to an existing railroad spike in concrete; thence South 83 degrees 22 minutes 27 seconds East 40.00 feet to an existing concrete monument; thence with the Robert A. McDowell Property and the West boundary line of the Sutton Place Associates Property as recorded in Deed Book 5456, Page 691, Register's Office for Davidson County, Tennessee, with a fence South 06 degrees 37 minutes 33 seconds West 150.00 feet to an existing concrete monument; thence with the Sutton Place Associates Property, South 33 degrees 54 minutes 20 seconds East, 126.05 feet to an existing concrete monument; thence with the Sutton Place Associates Property and the West boundary line of the William J. Berry, Jr., Trustee, property as recorded in Deed Book 6092, Page 416, Register's Office for Davidson County, Tennessee, South 20 degrees 38 minutes 42 seconds West 751.37 feet to an existing concrete monument; thence with the William J. Berry, Jr., Trustee property, South 09 degrees 12 minutes 37 seconds East 99.23 feet to an existing concrete monument; thence North 78 degrees 26 minutes 38 seconds West 237.20 feet to an existing concrete monument; thence South 04 degrees 53 minutes 01 seconds West 109.00 feet to an iron pin set; thence North 35 degrees 27 minutes 17 seconds West 872.32 feet to an iron pin set; thence North 66 degrees 29 minutes 17 seconds West 245.00 feet to an iron pin set; thence south 44 degrees 59 minutes 14 seconds West 185.00 feet to an iron pin set; thence North 49 degrees 45 minutes 21 seconds West 285.00 feet to an existing iron pin in concrete; thence North 53 degrees 11 minutes 38 seconds East 145.50 feet to an existing iron pin in concrete; thence North 56 degrees 58 minutes 23 seconds East 96.95 feet to an existing iron pin in concrete; thence North 06 degrees 57 minutes 13 seconds West 311.50 feet to the point of beginning and containing 29.93 acres; being a portion of the property of McDowell Development Corporation as recorded in Deed Book 4634, Page 781, Register's Office for Davidson County, Tennessee.

Said land also being described as follows:

Land located in the thirty-second Councilmanic District of Nashville, Davidson County, Tennessee, being Phase I on the final plat of Second revision, The Arbors of Hickory Hollow of record in Plat Book 6900, Page 709, R.O.D.C. and being more particularly described as follow:

Beginning at an iron pin in the Southerly right-of-way of Bell Road, said iron rod being a Northwesterly corner of Lot 1 on the final plat of resub Lot 1 Hickory Hollow Business Center of record in Plat Book 7900, Page 566, R.O.D.C. and a Northeasterly corner of the subject tract;

Thence with the Westerly boundary of said Resub Lot 1 plat, Bellwood of record in Plat Book 4460, Page 41, R.O.D.C. and Chimney Top Apartments of record in Plat Book 5200, Page 550, R.O.D.C. as follows:
South 04 degrees 48 minutes 05 seconds West, 319.77 feet;
South 83 degrees 22 minutes 27 seconds East, 40.00 feet to an iron rod;
South 06 degrees 37 minutes 33 seconds West, 150.00 feet to a concrete monument;
South 33 degrees 54 minutes 20 seconds East, 126.05 feet to a concrete monument;
South 20 degrees 38 minutes 42 seconds West, 751.37 feet to a concrete monument;

South 09 degrees 12 minutes 37 seconds East, 99.23 feet to a concrete monument;
North 78 degrees 26 minutes 38 seconds West, 237.20 feet to an iron rod;
South 04 degrees 53 minutes 01 seconds West, 109.00 feet to an iron rod at a Northeasterly corner of Phase II on the above mentioned final plat of Second Revision, The Arbors of Hickory Hollow;
Thence with the boundary of said Phase II as follows:
North 35 degrees 27 minutes 17 seconds West, 872.32 feet to a metal fence post;
North 66 degrees 29 minutes 17 seconds West, 245.00 feet;
South 44 degrees 59 minutes 14 seconds West, 185.00 feet;
North 49 degrees 45 minutes 21 seconds West, 285.00 feet to an iron rod pin in the Easterly boundary of Bell Trace Section One of record in Plat Book 5210, Page 36, R.O.D.C.;
Thence with said boundary of Bell Trace Section One as follows:
North 53 degrees 11 minutes 38 seconds East, 145.50 feet to an iron rod;
North 56 degrees 58 minutes 23 seconds East, 96.95 feet to an iron rod;
North 06 degrees 57 minutes 13 seconds West, 311.50 feet to the Southerly right-of-way of Bell Road;
Thence with said Southerly right-of-way as follows:
Northeasterly with a curve to the right 21.54 feet, said curve having a radius of 1,495.33 feet, a central angle of 00 degrees 49 minutes 31 seconds and a chord of 21.54 feet at North 81 degrees 45 minutes 04 seconds East;
North 82 degrees 02 minutes 17 seconds East, 731.95 feet;
Northeasterly with a curve to the right 417.54 feet, said curve having a radius of 2,727.00 feet, a central angle of 08 degrees 46 minutes 20 seconds and a chord of 417.13 feet at North 86 degrees 23 minutes 00 seconds East;
South 89 degrees 11 minutes 23 seconds East, 181.15 feet to the beginning.

Together with all appurtenant easement as set forth in declaration of easements of record in Book 6305, Page 527, as amended in Book 6950, Page 666 and Book 7480, Page 985, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 455 Arbor Place LLC, a Delaware limited liability company by Special Warranty Deed from DMARC 2007-CD5 Arbor Living, LLC, a Delaware limited liability company of record in Instrument No. 20150519-0046247, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

- Taxes for the year 2019, a lien, not yet due and payable.

- Rights of tenants in possession under prior unrecorded residential leases as shown in that certain certified rent roll delivered by Grantor to Grantee on or about the date hereof, , which leases do not contain an option to purchase or a right of first refusal.

- The Plat of record in Plat Book 6900, Page 78, entitled "Revised, The Arbors of Hickory Hollow" and as amended in Plat Book 6900, Page 709, entitled "Second Revision, The Arbors of Hickory Hollow", Register's Office for Davidson County, Tennessee, indicates the following:
  a. 30' Wide Emergency Entrance Easement
  b. 60' Wide Access Easement
  c. 20' Wide Public Utilities Easements
  d. Detention Pond

- Terms, conditions, covenants and easements contained in Declarations of Easements of record in Book 6305, Page 527, in the Register's Office of Davidson County, Tennessee.

  First Amendment to Declaration of Easements of record in Book 6950, Page 666, said Register's Office.

  Second Amendment to Declaration of Easements of record in Book 7480, Page 985, said Register's Office.

- Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument 20130517-0050033, in the Register's Office, Davidson County, Tennessee.

- Survey prepared by Judi L. Judson, TN. Lic. No. 1935 for Barge Design Solutions, Inc., dated March 9, 2007, last revised November 8, 2018, indicates the following:

  a. Encroachment of 2 Brick Planters at Entrance to Property into R.O.W. of Bell Road.
  b. Encroachment of Block Wall and Brick Planter into Public Utility Easement.
  c. Encroachment of Fence onto Subject Property.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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, Brina Mathis, a notary public for this county and
Notary's Name

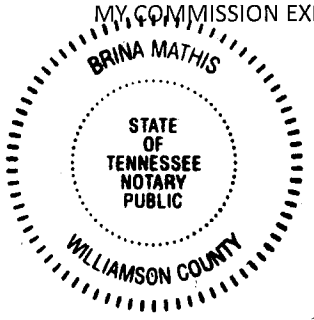
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).