Karen Y Johnson Davidson County
Batch# 177249 DEEDWARRSP
12/21/2018 03:01:54 PM 3 pgs
Fees: $18.00 Taxes: $24,915.80
20181221-0124566

# SPECIAL WARRANTY DEED

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $6,734,000.00.

Subscribed and sworn to before me, this the 21st day of December, 2018.

Notary Public

My Commission Expires: 7-5-2021

SHERRYL L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 5, 2021

**THIS INSTRUMENT PREPARED BY**
**Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219**

| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| CSH Property One, LLC, a Delaware limited liability company<br>8665 East Hartford Drive, Suite 200<br>Scottsdale, AZ 85255<br>Attn: Leah Sakas | 102-11-0B-001.00<br>102-11-0B-002.00<br>102-11-0B-003.00<br>102-11-0B-004.00<br>102-11-0B-005.00<br>102-11-0B-006.00<br>102-11-0B-007.00<br>102-11-0B-008.00<br>102-11-0B-009.00<br>102-11-0B-010.00<br>102-11-0B-011.00<br>102-11-0B-012.00<br>102-11-0B-013.00<br>102-11-0B-014.00<br>102-11-0B-015.00<br>102-11-0B-016.00 | New Owner |

**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 which are hereby acknowledged, VGF Tennessee, LLC, a Tennessee limited liability company (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto CSH Property One, LLC, a Delaware limited liability company (herein referred to as "Grantee"), its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, TN, being Unit Nos. 1-16 on the Horizontal Property Regime for Hillwood Court at Nashville West II, as recorded in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20171027-0110612, and amended in Instrument No. 20171229-0132447, as amended by

Instrument No. 20181206-0119201, Register's Office for Davidson County, Tennessee, to all which reference is hereby made for a more complete and accurate description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being a portion of the same property conveyed to VGF Tennessee, LLC, by deed from Jack T. Canady and wife, Kathleen M. Canady, of record in Instrument No. 20161007-0106198, dated October 5, 2016, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2018 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

WITNESS this the 21st day of December, 2018.

**GRANTOR:**

VGF TENNESSEE, LLC,
a Tennessee limited liability company

By: _____
Caleb Fuqua, Manager

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Caleb Fuqua, 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 VGF Tennessee, LLC, a Tennessee limited liability company, and as such Manager, being authorized to do so, signed the name of the limited liability company by himself as such Manager.

WITNESS my hand and seal at office this 21st day of December, 2018.

NOTARY PUBLIC

JACK F. STRINGHAM II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/3/22