Name and Address of New Owner:
AMH Mountain Springs Development, LLC
30601 Agoura Road
Suite 200
Agoura Hills, CA 91301

Send Tax Bills To:
AMH Mountain Springs Development, LLC
30601 Agoura Road
Suite 200
Agoura Hills, CA 91301

This Instrument Prepared By:
Steve Berneman
Construct Title Company
4521 Trousdale Drive
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 186703 DEEDWARRSP
01/22/2019 12:26:30 PM 6 pgs
Fees: $33.00 Taxes: $9,109.27
20190122-0006063

Map & Parcel No: Part of 164-00-0-040.00 and part of 164-00-0-174

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **ECG Mountain Springs, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **AMH Mountain Springs Development, LLC, a Delaware Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, Tennessee. To wit:

PARCEL 1:

Land in Davidson County, Tennessee, being Unit Nos. 43 through 55, inclusive, Mountain Springs, Phase 2, a horizontal property regime with private elements established by Declaration in Instrument No. 20180920-0093382, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, being part of Lot 327 on Mountain Springs, Phase 2, as shown and designated on a Plat-Plan recorded as Instrument No. 20190115-0004041, Register's Office for Davidson County, Tennessee;

PARCEL 2:

Land in Davidson County, Tennessee, further described as being Unit Nos. 105 through 111, inclusive, Mountain Springs, Phase 2, a horizontal property regime with private elements established by Declaration in Instrument No. 20180920-0093382, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, being part of Lot 328 on Mountain Springs, Phase 2, as shown and designated on a Plat-Plan recorded as Instrument No. 20190115-0004041, Register's Office for Davidson County, Tennessee;

PARCEL 3:

Land in Davidson County, Tennessee, being Unit Nos. 40 through 42, inclusive, 100 through 104, inclusive, and 115 and 116, Mountain Springs, Phase 2, a horizontal property regime with private elements established by Declaration in Instrument No. 20180920-0093382, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, being part of Lot 329 on Mountain Springs, Phase 2, as shown and designated on a Plat-Plan recorded as Instrument No. 20190115-0004041, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to ECG Mountain Springs, LLC, a Tennessee limited liability company by Special Warranty Deed from Belz/Becker-Lewis-Shlenker Properties, a Tennessee joint venture, dated 02/12/2018, recorded 02/15/2018, of record in Instrument No. 20180215-0015090, Register's Office for Davidson County, Tennessee.

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.

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. Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the unlawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Schedule 1.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on the 18th day of January, 2019.

ECG Mountain Springs, LLC, a Tennessee
Limited Liability Company

By: ECG Mountain Springs Holding, LLC
Its: Sole Member

By: ECG Mountain Springs Manager, LLC
Its: Manager

By: _____
Ben Brewer, its Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jessica Grant of the state and county mentioned, personally appeared Ben Brewer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member of ECG Mountain Springs, LLC, the within named bargainor, a Limited Liability Company, and that such Ben Brewer as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

Witness my hand and seal, at office in Nashville, TN this 18th day of January, 2019.

Jessica Grant
Notary Signature

My commission expires: 9/7/21



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,461,965.92, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
18th day of January, 2019.

Notary Public
My commission expires: 9/7/21
File No. 2018-690-TN



Schedule 1

1. State and County taxes for the year 2018, a lien, but not yet due and payable.

2. All matters recorded in the Plat Plan for Mountain Springs Phase 2, as Instrument No. 20190115-0004041, said Register's Office.

3. Right-of-Way Easement to Colonial Pipeline Company of record in Book 4578, page 371, said Register's Office.

4. Easements for trimming and cutting trees to Southern Bell Telephone and Telegraph Company of record in Book 1113, page 528, said Register's Office.

5. Easement granted to American Telephone and Telegraph Company of record in Book 1237, page 149, said Register's Office.

6. Easement granted to Southern Bell Telephone and Telegraph Company of record in Book 1083, page 273, said Register's Office.

7. Easement for Sanitary Sewers and/or Storm Drainage, of record as Instrument No. 20070216-0019976, Register's Office for Davidson County, Tennessee, as shown on that certain ALTA/NSPS Land Title Survey, dated June 8, 2017, prepared by Young-Hobbs and Associates, YHA Project No. 059-17.

8. Matters shown on Right-of-Way Dedication Plat Mountain Springs Drive, of record as Instrument No. No. 20070423-0048112, Register's Office for Davidson County, Tennessee, as shown on that certain ALTA/NSPS Land Title Survey, dated June 8, 2017, prepared by Young-Hobbs and Associates, YHA Project No. 059-17.'

9. Terms and conditions contained in Monument Sign Easement to Continental 193 Fund LLC of record as Instrument No. 20070423-0048126, Register's Office for Davidson County, Tennessee, as shown on that certain ALTA/NSPS Land Title Survey, dated June 8, 2017, prepared by Young— Hobbs and Associates, YHA Project No. 059-17.

10. Easement(s) to American Telephone and Telegraph Company as set forth in instrument recorded in Book 1224, page 261, said Register's Office.

11. Right-of-Way Easement of record in Book 3619, page 533, said Register's Office.

12. Declaration of Covenants, Conditions, and Restrictions for Mountain Springs and Declaration of Covenants, Conditions and Restrictions for Mountain Springs Townhouses found in Instrument No. 20180920-0093382, recorded on 09/20/2018.\

13. Construction and Drainage Easement Agreement found in Instrument No. 20180223-0017160, recorded on 02/23/2018.

14. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems found in Instruments No. 20180306-0020888 and No. 20180306-0020889, recorded on 03/06/2018.

True Copy Certification

I, Steve Berneman 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 Tennessee

County of Davidson

Personally appeared before me, Sondra Mounggey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021