This instrument prepared by and after recording return to:

Sklar Kirsh LLP
1880 Century Park East, Suite 300
Los Angeles, CA 90067
Attention: Andrew Kirsh, Esq.

Karen Johnson Davidson County
Batch# 201022 DEEDWARRSP
03/01/2019 11:25:30 AM 9 pgs
Fees: $48.00 Taxes: $186,850.00
20190301-0018778

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
CEDARS GARDENS, LP, RIEDERMAN CEDARS, LLC, SIMCHA CEDARS, LLC, E 181 CEDARS, LLC and 1400 ELIZABETH CEDARS, LLC c/o Harbor Group International, LLC 999 Waterside Drive, Suite 2300 Norfolk, Virginia 23510	Cedars Gardens, LP, et als c/o Harbor Group International, LLC 999 Waterside Drive, Suite 2300 Norfolk, Virginia 23510	095-00-0-024.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **THE CEDARS AT ELM HILL, LLC**, a Delaware limited liability company ("Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **CEDARS GARDENS, LP**, a Delaware limited partnership, as to an undivided 71.23625929% interest , **RIEDERMAN CEDARS, LLC**, a Delaware limited liability company, as to an undivided 11.85203668% interest, **SIMCHA CEDARS, LLC**, a Delaware limited liability company, as to an undivided 5.47688853% interest, **E 181 CEDARS, LLC**, a Delaware limited liability company, as to an undivided 6.60185842% interest, and **1400 ELIZABETH CEDARS, LLC**, a Delaware limited liability company, as to an undivided 4.83295708% interest, as tenants-in-common (hereinafter referred to collectively as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing improvements, rights, privileges, easements and appurtenances being hereinafter collectively referred to as the "Property").

This is improved property with a street address of 2131 Elm Hill Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee as tenants in common as specified above, and Grantee's successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming by, through, or under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[Signature on following page]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 14 day of Feb, 2019., To be effective February 28, 2019.

GRANTOR:

THE CEDARS AT ELM HILL, LLC,
a Delaware limited liability company

By: The Lighthouse Group, LLC,
its Manager

By: _____
Gary M. Leshgold, its President

[Acknowledgment on following page]

ACKNOWLEDGEMENT

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 Los Angeles)

On February 14, 2019, before me, M. Hartnett, a Notary Public, personally appeared Gary M. Leshgold 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.

M. HARTNETT
Notary Public – California
Los Angeles County
Commission # 2217546
My Comm. Expires Oct 9, 2021

M. Hartnett
Signature of Notary

(Affix seal here)

STATE OF TEXAS

COUNTY OF HARRIS

The actual consideration or value for this transfer, whichever is greater, is $50,500,000.00.

AFFIANT

Subscribed and sworn to before me, this 28 day of February, 2019.

NOTARY PUBLIC

My Commission Expires: _____

CAROL S HANCE
Notary Public, State of Texas
Comm. Expires 05-08-2021
Notary ID 695787-6

Exhibit "A"
Legal Description

Being a parcel of land in Nashville, Urban Services District, Fifteenth Councilmanic District, Davidson County, Tennessee, located in the southwesterly quadrant of the intersection of Elm Hill Pike and Briley Parkway, and being more particularly described as follows:

BEGINNING at an Iron Rod (New) in the intersection of the southerly right-of-way line of Elm Hill Pike and the westerly right-of-way line of Briley Parkway;

THENCE, with said westerly right-of way line, S 79°04'30" E, 255.34 feet to an Iron Rod (New);

THENCE, continuing with said line S 70°17'00" E, 150.00 feet to an existing Iron Rod (Old) in the westerly right-of-way line of Briley Parkway;

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

S 05°43'00" W, 90.20 feet to an Iron Rod (New),

with a curve to the right 587.51 feet having a central angle of 29°11'20", a radius of 1153.24 feet, a tangent of 300.28 feet and a chord of S 30°28'30" W, 581.18 feet to an Iron Rod (New),

S 45°04'10" W, 435.85 feet to an existing right-of-way Monument (Old), passing an existing right-of-way Monument (Old) at 88.6 feet;

S 23°16'50" W, 20.90 feet to an Iron Rod (New);

S 48°57'36" W, 348.67 feet to an Iron Rod (New);

THENCE, leaving said right-of-way line with the northerly line of Lot No. 7 as shown on the plan of Metropolitan Industrial Park, Phase II, Section Twenty-One, as of record in Book 5800, Page 359, R.O. D. C., the following calls:

N 63°26'01" W, 168.60 feet to an Iron Rod (New), passing 1.6 feet to the northeast of an Iron Rod (Old) at 158.0 feet;

N 56°23'10" W, 500.00 feet to an Iron Rod (New);

N 58°45'40" W, 400.00 feet to an existing Iron Rod (Old) at the southwest corner of Lot 1 in the First Revision, Final Plat Airlane Office Complex of record in Plat Book 9700, Page 897, R.O.D.C.;

THENCE, with the southerly line of said Lot 1 in the First Revision, Final Plat Airlane Office Complex N 74°19'40" E, 298.85 feet to an Iron Rod (New);

THENCE, with the southerly line of property conveyed to Scenic View Baptist Church (Articles of Amendment to the Charter, Inst. No. 20010221-0016207, R.O.D.C.) (formerly known as Trustees of Harsh Chapel Baptist Church by deed of record in Book 2693, Page 331, R.O.D.C.), N 75°43'25" E, 496.00 feet to an existing Iron Rod (Old) at the southwest corner of Ronald J. Degenhardt & Wife, Tracy Breon Degenhardt of record in Instrument No. 20050920-0113009 R.O.D.C.,

THENCE, with the southerly line of said Ronald J. Degenhardt & Wife property, N 76°37'25" E 100.00 feet to an existing Iron Rod (Old);

THENCE, with the easterly line of said Ronald J. Degenhardt & Wife, N 10°44'35" W, 345.14 feet to an Iron Rod (New) in the southerly right-of-way of Elm Hill Pike;

THENCE, with said right-of-way line N 85°26'35" E, 191.34 feet to an Iron Rod (New);

THENCE, continuing with said right-of-way line with a curve to the left 424.22 feet to the POINT OF BEGINNING, said curve having a central angle of 19°49'37", a radius of 1225.92 feet, a tangent of 214.25 feet and a chord of N 75°31'47" E, 422.11 feet.

Containing 1,053,921 square feet or 24.19 acres more or less.

Being the same property conveyed to The Cedars at Elm Hill, LLC, a Delaware limited liability company by Warranty Deed dated 03/29/2011 from Alliance ES Ashland Hills, LLC of record in Instrument 201103310024827, Register's Office for Davidson County, Tennessee.

Exhibit "B"
Permitted Exceptions

Relinquishment of access to and from Briley Parkway (S.R. 155) of record in Book 3901, Page 345, Register's Office of Davidson County, Tennessee ("R.O.D.C.")

Permanent easement for construction and maintenance of a drainage easement set forth in Warranty Deed to the State of Tennessee recorded 01/29/2003 as Instrument 20030129-0012386, R.O.D.C.

Grant of Easement to Comcast of Nashville I, LLC recorded 12/12/2011 as Instrument 20111212-0096731, R.O.D.C.

Rights of tenants in possession as of the date hereof, as tenants only, under prior unrecorded residential leases.

County of Davidson taxes for the year 2019 and subsequent years, a lien no yet due and payable.

I, Channa Fontenot, do hereby make an 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.

Channa Fontenot, Coordinator

STATE OF TX
COUNTY OF Harris

Personally appeared before me, Sandy Hale, a notary public for this county and state, Channa Fontenot who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sandy Hale
My Commission Expires:

