Karen Johnson Davidson County
Batch# 206361 DEEDWARRSP
03/15/2019 10:46:25 AM 7 pgs
Fees: $38.00 Taxes: $87,379.20
20190315-0023818

This Instrument Prepared By:
Jack F. King, Jr., Esq.
Butler Snow LLP
150 Third Avenue South, Suite 1600
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

New Owner	Send Tax Bills To	Map-Parcel No.
		061-00-0-049.00
KWA/PB, LLC	KWA/PB, LLC	061-00-0-028.00
501 W. Broadway, Suite 1240	501 W. Broadway, Suite 1240	061-00-0-050.00
San Diego, CA 92101	San Diego, CA 92101	061-10-0-008.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Twenty-Three Million Six Hundred Sixteen Thousand and No/100 Dollars ($23,616,000.00).

Affiant

CHARLES PALMER PILLANS IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 13th day of March, 2019.

Notary Public

My Commission Expires: May 3, 2021

FOR AND IN CONSIDERATION OF the sum of Twenty-Three Million Six Hundred Sixteen Thousand and No/100 Dollars ($23,616,000.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **D.S. POINT BREEZE, INC.**, a Tennessee corporation, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **KWA/PB, LLC**, a Tennessee limited liability company, hereinafter called "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 (the "Property").

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit "B" attached hereto.

The legal description referred to above is the same as the legal description contained in the previous deeds of record.

This is improved property commonly known as Point Breeze Apartments, 488 Lemont Drive, Nashville, Tennessee.

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.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 12th day of MARCH, 2019.

GRANTOR:

D.S. POINT BREEZE, INC.,
a Tennessee corporation

By: _____
Name: JAMES A. WEBB, III
Title: SECRETARY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared JAMES A. WEBB, III with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him/herself to be the SECRETARY of **D.S. POINT BREEZE, INC.**, a Tennessee corporation, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained as the SECRETARY of **D.S. POINT BREEZE, INC.**, a Tennessee corporation.

Witness my hand and seal, this the 12th day of March, 2019.

Paulette N Wassel
NOTARY PUBLIC

My Commission Expires: May 5, 2020

PAULETTE N. WASSEL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

EXHIBIT A

LEGAL DESCRIPTION

Parcel 1

Being a tract of land in 4th Councilmanic District of Davidson County, Tennessee, and located south of Maplewood Lane and east of Lemont Drive, and being Tract No. 1 on the Plan of Kenmont Apartments as of record in Plat Book 4460, page 13 as evidenced in the Register's Office of Davidson County, Tennessee (RODC), and being more particularly described as follows:

Beginning at the end of the radius return from Lemont Drive to Maplewood Lane on an iron pin, said iron pin being located 25 feet more or less, south of the centerline of Maplewood Lane, and being 50 feet more or less east of the centerline of Lemont Drive, and said iron pin being located on the southern margin of Maplewood Lane, said iron pin being the Point of Beginning. Thence;

1) along the south margin of Maplewood Lane S 84 degrees 12 minutes 33 seconds E a distance of 140.09 feet to a concrete monument, thence;

2) leaving said margin and along the west line of Bean S 07 degrees 28 minutes 35 seconds W a distance of 239.66 feet to a concrete monument, thence;

3) continuing along the south line of Bean and Ladd property S 84 degrees 03 minutes 17 seconds E 185.00 feet to an iron pin, thence;

4) continuing along the west line of Shelton property S 07 degrees 54 minutes 01 seconds W a distance of 195.77 feet to an iron pin, thence;

5) continuing along the north line of the herein described property S 79 degrees 28 minutes 53 seconds E a distance of 460.00 feet to a concrete monument, thence;

6) continuing along the north line of the herein described property N 27 degrees 09 minutes 50 seconds E a distance of 19.88 feet to a concrete monument, thence;

7) continuing along the north line of the herein described property S 85 degrees 44 minutes 59 seconds E a distance of 680.61 feet to an iron pipe in the line of Maplewood Heights, Section 2, Subdivision as evidenced in Plat Book 547, page 103 and 104 (RODC), thence;

8) leaving said iron pipe and along the east line of the herein described property and the west line of Maplewood Heights, Section 2, Subdivision S 14 degrees 09 minutes 09 seconds W a distance of 1243.71 feet to an iron pin on the north margin of Virginia Avenue, said iron pin being the southeast corner of the herein described property and the beginning of a curve to the left, thence;

9) leaving said pin and along the south line of the herein described property and with said curve to the left (said curve having a radius of 275.00 feet, a delta angle of 54 degrees 23 minutes 42 seconds, a chord bearing of S 76 degrees 57 minutes 17 seconds W, a chord distance of 251.38 feet). A curve length of 261.08 feet to an iron pin, thence;

10) continuing along the south line of the herein described tract N 55 degrees 10 minutes 33 seconds W a distance of 726.81 feet to an iron pin, thence;

11) continuing along the west line of the herein described property N 27 degrees 31 minutes 15 seconds E a distance of 319.08 feet to an iron pin, thence;

12) continuing along the south line of the herein described property N 69 degrees 37 minutes 10 seconds W a distance of 545.87 feet to an iron pin in the east line of Poplar Glen, Phase 1 as evidenced in Plat Book 6900, page 646 (RODC), thence;

13) leaving said monument and along the west line of the herein described tract and the east line of Poplar Glen, Phase 1 N 07 degrees 46 minutes 59 seconds E a distance of 654.79 feet to an iron pin, said pin being the northwest corner of Poplar Glen, Phase 1, thence;

14) continuing along the south line of the herein described property and the north line of Poplar Glen, Phase 1 N 80 degrees 43 minutes 44 seconds W a distance of 49.90 feet to an iron pin in the east margin of Lemont Drive, thence;

15) continuing along the west line of the herein described property and the east margin of Lemont Drive N 07 degrees 44 minutes 42 seconds E a distance of 280.39 feet to an iron pin, said pin being the beginning of the radius return to Maplewood Lane, said return being a curve to the right, thence;

16) continuing along said curve to the right (said curve having a radius of 25.00 feet, a delta angle of 88 degrees 02 minutes 45 seconds, a chord bearing of N 52 degrees 46 minutes 05 seconds E, and a chord distance of 34.75 feet), a curve length of 38.42 feet to an iron pin, the Beginning, containing 32.835 acres more or less, according to a survey by Jesse E. Walker, RLS, PE, dated 03-22-99.

Being the same property conveyed to D.S. Point Breeze, Inc. by Quitclaim Deed of Record in Book 11433, Page 713, the Register's Office, Davidson County, Tennessee.

Parcel 2

Tract I:

Land in the 12th, formerly 21st Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point, the common westerly corner of Lot Nos. 228 and 229 on the Plan of Maplewood Heights, Second Subdivision, of record in Book 547, pages 103 and 104, Register's Office for Davidson County, Tennessee; thence North 13 deg. East with the western boundary line of Lot Nos. 228, 227 and 226, 300 feet to the common corner of Lot Nos. 225 and 226; thence North 55 deg. 50' West with the southern boundary line of a tract of 29.13 acres 616 feet, more or less, to the northeasterly corner of 11 acres conveyed to L. R. Jarrett, Trustee, by deed from W. C. Hagan and wife, of record in Book 1006, page 131, said Register's Office; thence South 26 deg. 15' West with the eastern boundary line of said Jarrett tract of land 275 feet, more or less, to the northwest corner of a 5.5 acre tract of land conveyed to W. H. Hyde by deed from W. C. Hagan and wife, of record in Book 1006, page 192, said Register's Office; thence South 56 deg. East with the northern boundary line of said 5.5 acre tract of land 679 feet to the point of beginning, containing 4 – ½ acres, more or less.

Tract II:

Land in Davidson County, Tennessee, being Reserve Parcel on the Plan of Kenmont Apartments, of record in Plat Book 4460, page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Tract III:

Land in Davidson County, Tennessee, being the North 10 feet of Lot No. 224 on the Plan of Maplewood Heights, Second Subdivision, of record in Book 547, pages 103 and 104, said Register's Office.

Said part of Lot 224 fronts 10 feet on the westerly side of Hutson Avenue and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Dixon Springs Investment Company by deed recorded at Book 9740, Page 549, Register's Office for Davidson County, Tennessee and re-recorded at Book 9825, page 288, Register's Office for Davidson County, Tennessee and being the same property conveyed to D.S. Point Breeze, Inc. by Quitclaim Deed of record as Instrument Number 20190315-0023817, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Rights or claims of tenants in possession of apartment units pursuant to unrecorded leases. (Parcel 1)

2. General or special taxes and assessments for 2019, a lien but not yet due and payable.

3. Matters shown on the Plan of record in Book 4460, page 13, Register's Office for Davidson County, Tennessee. (Parcel 1 and Parcel 2 Tract II)

4. Easement for water mains and appurtenances of record in Book 6983, page 663, Register's Office for Davidson County, Tennessee. (Parcel 1)

5. Easement to Comcast of Nashville I, LLC of record in Instrument Number 20161021-0111276, in the Register's Office for Davidson County, Tennessee. (Parcel 1)

6. Matters shown on the Plan of record in Plat Book 547, pages 103 and 104, Register's Office for Davidson County, Tennessee. (Parcel 2 Tract III)

7. Provisions of deed of record at Book 3103, page 517, Register's Office for Davidson County, Tennessee. (Parcel 2 Tract III)