THIS INSTRUMENT PREPARED BY:	WHEN RECORDED RETURN TO:	Send Tax Bills To Grantee at:	Map & Parcel No.
Carolyn Dale Attorney at Law*, c/o BCHH Inc., 181 Montour Run Road, Coraopolis, PA 15108	BCHH Inc., 181 Montour Run Road, Coraopolis, PA 15108	RH Partners OwnerCo, LLC, 5001 Plaza on the Lake, Suite 200, Austin, TX 78746	See Schedule "A" attached.

SPECIAL WARRANTY DEED

FOR TEN DOLLARS ($10.00), and other good and valuable consideration, given by **RH Partners OwnerCo, LLC**, whose address is 5001 Plaza on the Lake, Suite 200, Austin, TX 78746 (**"Grantee"**), the receipt and sufficiency all of which is hereby acknowledged, **FIREBIRD SFE I, LLC**, whose address is 5001 Plaza on the Lake, Suite 200, Austin, TX 78746, ("Grantor"), does hereby transfer, sell and convey unto Grantee, Grantee's heirs, and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

See **Schedule "A,"** attached hereto and incorporated herein for all purposes.

This conveyance is made subject to (i) all matters that would be disclosed by an accurate survey of the Property; (ii) the rights of tenants in possession under leases, whether recorded or unrecorded; (iii) zoning ordinances and other governmental restrictions affecting the use of the Property; and (iv) all Property-specific exceptions as noted in **Schedule "B"** attached hereto and incorporated by reference herein (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; there are no existing or ongoing violations of zoning ordinances or other governmental restrictions affecting the use of the Property; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, heirs and assigns, against the lawful claims of all persons claiming by, through, and under said Grantor, but not further or otherwise, and subject to the Permitted Exceptions. 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.

[Signature Page Follows]

Karen Johnson Davidson County
Batch# 224358 **DEEDWARRSP**
05/01/2019 10:10:16 AM 5 pgs
Fees: $28.00 Taxes: $926.03
20190501-0040274

Dated: April 19, 2019

GRANTOR(S):
FIREBIRD SFE I, LLC
By: Main Street Renewal LLC
Its: Authorized Signor

By: Karen McConnell
Karen McConnell
Its: Closing Manager

ACKNOWLEDGMENT

STATE OF Texas)
)
COUNTY OF Travis)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Karen McConnell, as the Closing Manager of Main Street Renewal LLC, as the Authorized Signor for FIREBIRD SFE I, LLC and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 19 day of April, 2019.

Notary Public

ANDREW CIMINO
Notary ID #130951807
My Commission Expires
January 6, 2021

My Commission Expires:
1/6/2021

Prepared by a licensed attorney in this state (without the benefit of title review). The preparer has not had any contact with either party and did not provide representation or legal advice to either party. Information contained in this deed was provided to the preparer by a party's agent. The preparer was not permitted to verify the exceptions and was required to list them as provided. The preparer was not permitted to alter or correct the legal description, the address, or the parcel number. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. This deed was prepared solely on the title commitment and in accordance with guidelines and requirements issued by a party's agent. Any questions regarding the preparation of this deed should be directed to BCHH, INC., 181 Montour Run Road, Coraopolis, PA 15108. Changes or alterations not explicitly approved by the attorney in writing negate the attorney approval of this deed.

OATH OF CONSIDERATION

The actual consideration or value, whichever is greater, for this transfer is $250,279.31.

GRANTEE:
RH Partners OwnerCo, LLC
By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Karen McConnell
Its: Closing Manager

ACKNOWLEDGMENT

STATE OF Texas)
)
COUNTY OF Travis)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Karen McConnell, as the Closing Manager of Main Street Renewal LLC, as the Authorized Signor for RH Partners OwnerCo, LLC and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 19 day of April, 2019.

_____
Notary Public

My Commission Expires: 1/6/2021

ANDREW CIMINO
Notary ID #130951807
My Commission Expires
January 6, 2021

Schedule A

Tract 1

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the County of Davidson and State of Tennessee, and being more particularly described as follows, to-wit:

Lot 29 of RIVER GLEN, PHASE 6, as per plat of record as Instrument No. 20050602-0062805, and a part of the Horizontal Property Regime of RIVER GLEN, a Horizontal Property Regime created under a Master Deed and By-Laws of record in Book 7566, Page 571, in the Register's Office of Davidson County, Tennessee, to which RIVER GLEN, PHASE 6 is submitted by Declaration of Submission of record as Instrument No. 20050713-0081132, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to FIREBIRD SFE I, LLC by deed recorded 12/20/2018 as Instrument No. 20181220-0124153, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 3159 Penn Meade Way, Nashville, TN 37214
Parcel Number: 052-13-0B-414.00
File Number: GEM5-Z184

SCHEDULE "B"
PERMITTED EXCEPTIONS

As to Tract 1 -3159 Penn Meade Way, Nashville, TN 37214 only:

1. All matters as referenced on the map(s)/plat(s) recorded in Plat Book 6900, Pages 650, 651 and 671, and as Instrument No(s). 20050602-0062805, in the Register's Office for Davidson County, Tennessee.
2. Covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded as Instrument No(s). 20050713-0081132, 20020425-0051348 and 20040915-0111299, and in Book 7566, Page 571, in the Register's Office of Davidson County, Tennessee.
3. Easement(s) as set forth in instrument(s) recorded in Book 7061, Page 196; Book 7296, Page 484; Book 11030, Page 731; and Book 3961, Page 681, in the Register's Office of Davidson County, Tennessee.
4. Agreement(s) recorded as Instrument No(s). 20010816-0088874, in the Register's Office of Davidson County, Tennessee.
5. Conveyance of Common Area recorded as Instrument No(s). 20031126-0171892 and 20041217-0150273, in the Register's Office of Davidson County, Tennessee.
6. Resolution(s) recorded as Instrument No(s). 20040915-0111301, in the Register's Office of Davidson County, Tennessee.