Karen Johnson Davidson County
Batch# 230098 DEEDWARRSP
05/15/2019 09:37:30 AM 7 pgs
Fees: $38.00 Taxes: $51,245.00
20190515-0045694

SPECIAL WARRANTY DEED

Instrument Prepared by:	Owner/Responsible Taxpayer:
S.P. LaViña, Esq. Barnes & Thornburg LLP 2029 Century Park East, Suite 300 Los Angeles, CA 90067	380 Harding LLC d/b/a/ 380 Harding Apartments 380 Harding Place Nashville, TN 37211
After Recording Return To:	Source of Grantor's Title:
Manning, Fulton & Skinner, P.A. 3605 Glenwood Avenue, Suite 500 Raleigh, NC 27612 Attn: Barry D. Mann	Deed recorded in the Davidson County Register's Office as Instrument #20160504-0044209
	Map 133-16 Tax Parcel No. 210.00

STATE OF NEW YORK)
) SS.:
COUNTY OF NEW YORK)

I, or we, hereby swear or affirm that the actual consideration for the transfer of the property transferred, whichever is greater, is Thirteen Million Eight Hundred Fifty Thousand and No/100 Dollars ($13,850,000.00).

Affiant

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

Notary Public

My Comm. Expires June 12, 2021

REBECCA S. SIMON
Notary Public, State of New York
No. 01SI6359921
Qualified in New York County
Commission Expires June 12, 2021

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, PACIFIC HARDING LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto 380 Harding LLC, a North Carolina limited liability company, d/b/a 380 Harding Apartments (the "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 and incorporated herein by this reference, together with all improvements, buildings, structures and/or fixtures located thereon (the "Property").

The Property is improved property known as 380 Harding Place, Nashville, Tennessee 37211.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

And Grantor does covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed in its name on the date set forth in the acknowledgment below but to be effective for all purposes as of the date first above written.

GRANTOR;

PACIFIC HARDING LLC,
a Delaware limited liability company

By: Pacific Equities Capital Management Corporation, a Nevada corporation
Its: Manager

By: _____
Harvey Rosen,
Chairman

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)
) ss.
COUNTY OF LOS ANGELES)

On May 9, 2019, before me, Rebecca Smith, a notary public, personally appeared Harvey Rosen, 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.

(Seal) REBECCA SMITH
Commission # 2143670
Notary Public - California
Los Angeles County
My Comm. Expires Feb 21, 2020

Signature _____

EXHIBIT "A"

LEGAL DESCRIPTION

LAND IN THE 26TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF A RESUBDIVISION OF SECTION 1 - BARCELONA APARTMENTS AS RECORDED IN PLAT BOOK 5200, PAGE 410, REGISTER'S OFFICE FOR SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTHERLY RIGHT-OF-WAY OF HARDING PLACE, SAID IRON PIN BEING NORTH OF AND 60' FROM THE CENTERLINE OF SAID HARDING PLACE, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED LOT 2 AND THE SOUTH EAST CORNER OF TANGLEWOOD HILLS AS RECORDED IN BOOK 5200, PAGE 25, R.O.D.C. AND PROCEEDING AS FOLLOWS:
WITH THE EASTERLY LINE OF TANGLEWOOD HILLS, N 14° 55' 35" W, 580.36 FEET;
THENCE N 14° 45' 00" W, 729.80 FEET;
THENCE N 15° 57' 30" W, 180.91 FEET TO A CONCRETE MONUMENT;
THENCE N 43° 24' 26" W, 461.95 FEET;
THENCE N 33° 38' 37" E, 25.31 FEET;
THENCE S 42° 03' 23" E, 92.28 FEET;
THENCE S 42° 50' 23" E, 379.94 FEET;
THENCE S 20° 48' 23" E, 216.70 FEET;
THENCE S 55° 05' 23" E, 150.03 FEET;
THENCE N 86° 26' 3711 E, 34.39 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY OF DOLPHIN DR.;
THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 235.98', A CHORD BEARING OF S 10° 21' 27" E, AN ARC LENGTH OF 81.70 FEET;
THENCE N 86° 26' 37" E, 74.60 FEET;
THENCE S 33° 05' 23" E, 21.42 FEET;
THENCE S 35° 52' 23" E, 95.07 FEET;
THENCE S 39° 01' 23" E, 48.00 FEET TO AN IRON PIN;
THENCE S 47° 34' 12" W, 69.98 FEET TO A P.K. NAIL IN ASPHALT;
THENCE S 51 ° 54' 20" E, 110.03 FEET TO A P.K. NAIL IN ASPHALT;
THENCE S 38° 42' 15" W, 112.11 FEET TO AN IRON PIN;
THENCE S 51 ° 49' 17" E, 377.83 FEET TO AN IRON PIN;
THENCE S 38° 28' 02" W, 57.97 FEET TO AN IRON PIN;
THENCE S 47° 25' 25" E, 344.69 FEET TO AN IRON PIN;
THENCE S 65° 35' 17" W, 584.44 FEET TO THE POINT OF BEGINNING:

TOGETHER WITH THOSE PERPETUAL AND NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF THE SUBJECT PROPERTY PURSUANT TO THAT CERTAIN DECLARATION OF MUTUAL RECIPROCAL EASEMENTS OF RECORD IN BOOK 5868, PAGE 422, AS AMENDED BY INSTRUMENT NO. 20030624-0086638, SAID REGISTER'S OFFICE.

TOGETHER WITH AN ACCESS EASEMENT AS ESTABLISHED IN PLAT BOOK 5200, PAGE 25, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO PACIFIC HARDING LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED OF RECORD AT INSTRUMENT NO. 20160504-0044209, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Exhibit "B"

Permitted Exceptions

1. Rights of tenants, as tenants only, under prior unrecorded residential leases.
2. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Minerals of whatsoever kind, subsurface and surface substances, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
3. Taxes for the year 2019, and subsequent years, which are not yet due and payable.
4. Easements and setback lines shown on the Plan of Subdivision recorded in Plat Book 5200 at Page 410.
5. Declaration of Mutual Reciprocal Easement recorded April 10, 1983 in Book 5868 at Page 422 and First Amendment to Declaration of Mutual Reciprocal Easement recorded June 24, 2003 as Document No. 20030624-0086638.
6. Easement granted to Comcast of Nashville 1, LLC, recorded September 21, 2017 as Document No. 20170921-0096814.
7. The ALTA/NSPS survey prepared by Patrick S. Goode, Tennessee No. 855, of Patrick Goode and Company, LLC, dated May 1, 2012, last revised April 25, 2019, entitled "ALTA/NSPS Land Title Survey for 380 Harding LLC" discloses the following:
    a. Rights both public and private in and to: overhead power lines, electric transformers, water meters, public utility and drainage easements, drains, drop inlets, fire hydrants, telephone boxes, fences, signs
    b. Roadway Easement recorded in Book 5200, Page 410
    c. Ingress - Egress and Public Utility Easement shown on plat recorded in Plat Book 5200, Page 25.
    d. Possible easements for underground sewer, water and utility facilities not shown

I, Monique Saxbury, 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.

Monique Saxbury

Monique Saxbury

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

Personally appeared before me, Deborah D. Duerson, a notary public for this county and state, Monique Saxbury, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Deborah D Duerson

Deborah D. Duerson

My Commission Expires: 6/15/22

Commission #

