Karen Johnson Davidson County
Batch# 276000 DEEDWARRSP
08/23/2019 12:31:30 PM 7 pgs
Fees: $38.00 Taxes: $189,810.00
20190823-0085032

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Hayes House Apartments LLC c/o Sentinel Real Estate Corporation 1251 Avenue of the Americas New York, NY 10020 Attn: William Freydberg	Map/Parcel No. 104-120-0356.00 and Map/Parcel No. 104-120-073.00	Aegon Real Assets 6300 C Street SW Mailstop 38 Cedar Rapids, IA 52499-0001
This instrument prepared by: Emily H. Bowman, Esq., Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, NIC HILLSBORO VILLAGE, LLC, a Delaware limited liability company (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to HAYES HOUSE APARTMENTS LLC a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, the real property described on **Schedule 1**, which is attached hereto and incorporated herein by reference (the "Property"), together with all rights, interests, easements and hereditaments appurtenant thereto.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on **Schedule 2**, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

This is improved property commonly known as 2115 Portland Avenue and 2005 21st Avenue South, Davidson County, Nashville, Tennessee.

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

STATE OF NEW YORK
COUNTY OF New York

The actual consideration or value, whichever is greater, for this transfer is $51,300,000.00

Affiant

Subscribed and sworn to before me this 20th day of August, 2019.

MIROSLAW WOJTOWICZ
NOTARY PUBLIC-STATE OF NEW YORK
No. 01WO6352385
Qualified In Queens County
My Commission Expires 12-27-2020

Notary Public
My Commission Expires:

Return to:
Katrina Haynes
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
770-916-4353
File No. TN251905126J

Grantor covenants with the Grantee, its successors and assigns that the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances. Grantor covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

[Signature appears on the following page]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 22nd day of August, 2019.

GRANTOR:

NIC HILLSBORO VILLAGE, LLC,
a Delaware limited liability company

By: Aspen Asset Management, Inc., a Tennessee corporation, its Non-Member Manager

By: _____
Ron Johnson, Treasurer

STATE OF Tennessee

COUNTY OF Davidson

Before me, Kristen Cottingham Talley, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ron Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Treasurer of Aspen Asset Management, Inc., a Tennessee corporation, the Non-Member Manager of NIC HILLSBORO VILLAGE, LLC, the within named bargainor, a Delaware limited liability company, and that he as such Treasurer of the Non-Member Manager of such bargainor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company, by himself in his capacity as Treasurer of its Non-Member Manager.

Witness my hand seal at office this 5th day of August, 2019.

_____
Notary Public

My Commission Expires: 9/20/20

KRISTEN COTTINGHAM TALLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SCHEDULE 1

PROPERTY DESCRIPTION

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located in the Southwest quadrant of the intersection of Twenty-First Avenue South and Portland Avenue being Properly shown on P.U.D. & Boundary Plat of Post Hillsboro Village of record in Plat Book 9700, Page 342, Register's Office for Davidson County and Lot No. 3 as shown on Resubdivision of Lots 2,3 and 4 of Saint Bernards Subdivision of record in Plat Book 9700, Page 271, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pin at the South end of the return of the intersection of the Westerly margin of Twenty-First Avenue South and the Southerly margin of Portland Avenue;

Thence, with said Westerly margin, South 04° 30' 11" West, 451.46 feet to a point;

Thence, leaving Twenty-First Avenue South, with the Northerly line of a joint users ingress-egress easement, being Lot No. 2 of above referenced Plat Book 9700, Page 271, Register's Office for Davidson County, Tennessee, the following calls:

North 82° 41' 16" West, 105.00 feet to a point.

North 89° 52' 22" West, 59.89 feet to a point.

North 82° 41' 16" West, 522.89 feet to a point at the Southwest comer of Lot No. 3;

Thence, with the Westerly line of Lot No. 3, North 07° 05' 06" East, 151.14 feet to a point in the Southerly margin of a public unnamed right-of-way;

Thence, with said Southerly margin, South 82° 42' 31" East, 259.93 feet to a point;

Thence, with the Easterly margin of Calhoun Avenue, North 06° 23' 21" East, 323.45 feet to a point in the Southerly margin of Portland Avenue;

Thence, with said Southerly margin, South 83° 48' 26" East, 385.68 feet to a point,

Thence, with a curve concave to the Southwest having a central angle of 88° 18' 37", a radius of 25.00 feet and a chord of South 39° 39' 07" East, 34.83 feet, for an arc length of 3 8.53 feet to the Point of Beginning containing 238,387 square feet or 5.47 acres, more or less.

Together with easements appurtenant thereto as set forth in Book 9489, Page 106, and Book 10254, Page 807, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to NIC Hillsboro Village, LLC, a Delaware limited liability company, by Special Warranty Deed from Bell BR Hillsboro Village JV, LLC, a Delaware limited liability company, of record in Instrument No. 20131001-0103017, in the Register's Office of Davidson County, Tennessee.

SCHEDULE 2

PERMITTED ENCUMBRANCES

1. Real estate taxes for the year 2019, a lien, not yet due and payable.

2. Non-Exclusive, Perpetual, Joint User Ingress and Egress Easement Agreement of record in Book 9489, page 106, Register's Office for Davidson County, Tennessee, as affected by Encroachment Easement Agreement in favor of Saint Bernard Academy of record in Book 9489, page 103, Register's Office for Davidson County, Tennessee and by Agreement for Dedication of Easement in favor of Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20150827-0087081, Register's Office for Davidson County, Tennessee and by Declaration of Restrictions and Covenants of record in Instrument No. 20151009-0103026, Register's Office for Davidson County, Tennessee.

3. Storm Water Detention Agreement of record in Book 9493, page 943, Register's Office for Davidson County, Tennessee.

4. Easement Agreements of record in Book 10254, page 807 and Book 10664, page 238, Register's Office for Davidson County, Tennessee.

5. Easement for Above Ground Cabinet of record in Book 10537, page 585, Register's Office for Davidson County, Tennessee.

6. Grant of Easement in favor of Comcast of record in Instrument No. 20130726-0077482, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, George W. Sutphin, 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 Georgia
County of Cobb

Personally appeared before me, Jennifer K. Henderson, a notary public for this county and state, George W. Sutphin, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: March 10, 2021
Notary' Seal (if on paper)

