Karen Johnson Davidson County
Batch# 287320 DEEDWARRSP
09/18/2019 08:41:32 AM 8 pgs
Fees: $43.00 Taxes: $56,610.00
20190918-0094455

This Instrument Prepared By:
Tracy L. Childress
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel No.
KWA/HH, LLC, a Tennessee limited liability company 600 West Broadway, Suite 1420 1420 San Diego, CA 92101	KWA/HH, LLC, a Tennessee limited liability company 600 West Broadway, Suite 1420 1420 San Diego, CA 92101	See Exhibit "C" attached hereto and incorporated herein.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Fifteen Million Three Hundred Thousand and 00/100 Dollars ($15,300,000.00).

CONNIE CANTRELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires July 9, 2022

Affiant

SUBSCRIBED AND SWORN TO before me this the 17th day of September, 2019.

Notary Public

My Commission Expires: _____

FOR AND IN CONSIDERATION of the sum of Fifteen Million Three Hundred Thousand and 00/100 Dollars ($15,300,000.00), the receipt and sufficiency of which are hereby acknowledged, **HHT INVESTORS, LLC,** a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **KWA/HH, LLC,** a Tennessee limited liability company ("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 and structures located thereon (the "Property").

The Property is improved property known as Hermitage Hills Townhomes located at 1066 Lady Nashville Drive, Hermitage, Tennessee 37076.

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

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

Grantor further covenants and binds Grantor, its successors, and assigns to warrant and defend the title to the Property to Grantee, its successors, and assigns against the lawful claims of all persons whomsoever claiming title as against all acts of the Grantor herein and no other (except claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B, attached hereto and incorporated herein by this reference.

Witness my hand as of the 17 day of September, 2019.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

GRANTOR:

HHT Investors, LLC, a Tennessee limited liability company

By: _____
William R. Hostettler, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Dawnelle B. Smith, a Notary Public of said County and State, personally appeared William R. Hostettler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of HHT INVESTORS, LLC, the within named bargainor, a Tennessee limited liability company, and that such person as President executed the foregoing instrument for the purposes therein contained, by signing the name of HHT Investors, LLC, a Tennessee limited liability company, and on its behalf, by such person as President of the limited liability company.

Witness my hand and seal, at Office in aforesaid State and County, this 13th day of September, 2019.

Dawnelle B. Smith
(Notary Public)

My Commission expires: _____

DAWNELLE B. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Dawnelle B. Smith
My Commission Expires
September 6, 2022
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

TRACT I:

Land in Davidson County, Tennessee, being Unit Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 31 and 32, on the Plan of the Final Plat of Heritage Hills Townhomes, Phase 1 (Planned Unit Development), of record as Instrument No. 20070807-0093892, Register's Office for Davidson County, Tennessee, and further described by the Master Deed of Heritage Hills Townhomes of record as Instrument No. 20070821-0100155, as amended and superseded by Declaration of Covenants, Conditions and Restrictions for Heritage Hills Townhomes, of record as Instrument No. 20080825-0087133, Register's Office for Davidson County, Tennessee, and with said units being depicted on the plan attached as Exhibit "B" to the aforementioned Declaration of Covenants, Conditions and Restrictions, all to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to HHT INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from BANCORPSOUTH BANK, of record as Instrument No. 20111017-0080625, dated October 13, 2011, said Register's Office. Then being further conveyed to HHT INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed of record as Instrument No. 20171004-0102097, said Register's Office.

TRACT II:

Land in Davidson County, Tennessee, being Unit Nos. 33, 34, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49 and 50, on the Plan of the Final Plat of Heritage Hills Townhomes, Phase 1 (Planned Unit Development), of record as Instrument No. 20070807-0093892, Register's Office for Davidson County, Tennessee, and further described by the Master Deed of Heritage Hills Townhomes of record as Instrument No. 20070821-0100155, as amended and superseded by Declaration of Covenants, Conditions and Restrictions for Heritage Hills Townhomes, of record as Instrument No. 20080825-0087133, Register's Office for Davidson County, Tennessee, and with said units being depicted on the plan attached as Exhibit "B" to the aforementioned Declaration of Covenants, Conditions and Restrictions, all to which reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to OLD SOUTH/CRAIGHEAD JOINT VENTURE, A TENNESSEE JOINT VENTURE, by deed from HERITAGE HILLS INVESTMENT PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20150731-0076022, dated July 31, 2015, said Register's Office. Then being further conveyed to HERITAGE HILLS TOWNHOMES PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by Quitclaim Deed from OLD SOUTH/CRAIGHEAD JOINT VENTURE, A TENNESSEE JOINT VENTURE, of record as Instrument No. 20151029-0110078, dated October 28, 2015, said Register's Office. Then being further conveyed to HHT INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed of record as Instrument No. 20171004-0102097, said Register's Office.

TRACT III:

Land in Davidson County, Tennessee, being Unit Nos. 51-76, inclusive, on the Plan of Final Plat of Heritage Hills Townhomes, Phase 1, of record as Instrument No. 20070807-0093892, and being Lot 1 on the Final Plat of Heritage Hills, Phase 2, of record as Instrument No. 20160510-0046341 in the Register's Office for Davidson County, Tennessee, and as further shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Heritage Hills Townhomes of record as Instrument No. 20080825-0087133, as amended by, and as further shown on Exhibit "B" to the First Supplementary Declaration of Covenants, Conditions and Restrictions for Heritage Hills Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160607-0057159, in the Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being part of the same property conveyed to OLD SOUTH/CRAIGHEAD JOINT VENTURE, A TENNESSEE JOINT VENTURE, by deed from HERITAGE HILLS INVESTMENT PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20150731-0076022, dated July 31, 2015, said Register's Office. Then being further conveyed to HERITAGE HILLS TOWNHOMES PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by Quitclaim Deed from OLD SOUTH/CRAIGHEAD JOINT VENTURE, A TENNESSEE JOINT VENTURE, of record as Instrument No. 20160629-0066628, dated June 29, 2016, said Register's Office. Then being further conveyed to HHT INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed of record as Instrument No. 20171004-0102097, said Register's Office.

TRACT IV (Common Elements)

Land in Davidson County, Tennessee, being all of Lots 1 and 2 on the Plan of Final Plat of Heritage Hills Townhomes, Phase 1, of record as Instrument No. 20070807-0093892, and further including the "Common Element(s)" as described in the Declaration of Covenants, Conditions and Restrictions for Heritage Hills Townhomes of record as Instrument No. 20080825-0087133, as amended by, and as further shown on Exhibit "B" to the First Supplementary Declaration of Covenants, Conditions and Restrictions for Heritage Hills Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160607-0057159, in the Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Included in the above description but specifically excluded therefrom are Unit Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 31 and 32, 33, 34, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49 and 50, and 51-76, described by the Master Deed of Heritage Hills Townhomes of record as Instrument No. 20070821-0100155, as amended and superseded by Declaration of Covenants, Conditions and Restrictions for Heritage Hills Townhomes, of record as Instrument No. 20080825-0087133, Register's Office for Davidson County, Tennessee, and with said units being depicted on the plan attached as Exhibit "B" to the aforementioned Declaration of Covenants, Conditions and Restrictions, all to which reference is hereby made for a more complete description of the property.

Being property conveyed to HHT Investors, LLC, a Tennessee limited liability company, by deed from Ole South/Craighead Joint Venture, a Tennessee joint venture, by deed filed for record as Instrument No. *_____, in the Register's Office for Davidson County, Tennessee.

*20190913-0093141

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes for the year 2019 and subsequent years, a lien not yet due and payable.

2. Matters shown on the Plan of record as Instrument No. 20070807-0093892, in the Register's Office for Davidson County, Tennessee. (Tracts I and II)

3. Matters shown on the Plan of record as Instrument No. 20160510-0046341, said Register's Office. (Tract III)

4. Right of Way Agreement of record in Book 6928, page 975, said Register's Office. (Tract III)

5. Stormwater Detention Agreement of record as Instrument No. 20060503-0050829, said Register's Office. (Tracts I, II and II)

6. Declaration of Easements of record as Instrument No. 20061227-0159081, said Register's Office. (Tracts I, II and III)

7. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20080825-0087133, said Register's Office. (Tracts I, II and III)

8. First Supplementary Declaration of Covenants, Conditions and Restrictions for Heritage Hills Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160607-0057159, said Register's Office. (Tract III)

9. Master Deed of record as Instrument No. 20070821-0100155, said Register's Office. (Tracts I, II and III)

10. Easement granted unto Piedmont Natural Gas Company, Inc. of record as Instrument No. 20100111-0002349, said Register's Office. (Tracts I, II and III)

11. Agreement for Dedication of Easement for Public Utility & Drainage of record as Instrument No. 20170620-0061868, said Register's Office. (Tracts I, II and III)

EXHIBIT C

TAX PARCEL NUMBERS

Map-Par. 076-01-0B-001.00 CO, 076-01-0B-002.00 CO, 076-01-0B-003.00 CO, 076-01-0B-004.00 CO, 076-01-0B-005.00 CO, 076-01-0B-006.00 CO, 076-01-0B-007.00 CO, 076-01-0B-008.00 CO, 076-01-0B-009.00 CO, 076-01-0B-010.00 CO, 076-01-0B-011.00 CO, 076-01-0B-012.00 CO, 076-01-0B-013.00 CO, 076-01-0B-014.00 CO, 076-01-0B-015.00 CO, 076-01-0B-016.00 CO, 076-01-0B-017.00 CO, 076-01-0B-018.00 CO, 076-01-0B-019.00 CO, 076-01-0B-020.00 CO, 076-01-0B-021.00 CO, 076-01-0B-022.00 CO, 076-01-0B-023.00 CO, 076-01-0B-024.00 CO, 076-01-0B-025.00 CO, 076-01-0B-026.00 CO, 076-01-0B-027.00 CO, 076-01-0B-028.00 CO, 076-01-0B-029.00 CO, 076-01-0B-031.00 CO, 076-01-0B-032.00 CO, 076-01-0B-033.00 CO, 076-01-0B-034.00 CO, 076-01-0B-036.00 CO, 076-01-0B-037.00 CO, 076-01-0B-038.00 CO, 076-01-0B-039.00 CO, 076-01-0B-040.00 CO, 076-01-0B-041.00 CO, 076-01-0B-042.00 CO, 076-01-0B-043.00 CO, 076-01-0B-044.00 CO, 076-01-0B-045.00 CO, 076-01-0B-046.00 CO, 076-01-0B-047.00 CO, 076-01-0B-048.00 CO, 076-01-0B-049.00 CO, 076-01-0B-050.00 CO, 076-01-0C-051.00 CO, 076-01-0C-052.00 CO, 076-01-0C-053.00 CO, 076-01-0C-054.00 CO, 076-01-0C-055.00 CO, 076-01-0C-056.00 CO, 076-01-0C-057.00 CO, 076-01-0C-058.00 CO, 076-01-0C-059.00 CO, 076-01-0C-060.00 CO, 076-01-0C-061.00 CO, 076-01-0C-062.00 CO, 076-01-0C-063.00 CO, 076-01-0C-064.00 CO, 076-01-0C-065.00 CO, 076-01-0C-066.00 CO, 076-01-0C-067.00 CO, 076-01-0C-068.00 CO, 076-01-0C-069.00 CO, 076-01-0C-070.00 CO, 076-01-0C-071.00 CO, 076-01-0C-072.00 CO, 076-01-0C-073.00 CO, 076-01-0C-074.00 CO, 076-01-0C-075.00 CO, 076-01-0C-076.00 CO, 076-01-0B-900.00 CO, 076-01-0B-901.00 CO and 076-01-0C-900.00 CO.