(7)

Karen Johnson Davidson County
Batch# 294322 DEEDWARRSP
10/01/2019 02:47:30 PM 8 pgs
Fees: $43.00 Taxes: $11,470.00
20191001-0100113

This instrument prepared by:

T. Chad White
TUNE, ENTREKIN & WHITE, P.C.
315 Deaderick Street, Suite 1700
Nashville, Tennessee 37238

ASHLEY N OSGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX

CONSIDERATION CERTIFICATE

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater for this transfer is $3,100,000.00.

Heather Wood
Affiant

Subscribed and sworn to before me this the 30th day of September, 2019.

Ashley Osgood
Notary Public

My Commission Expires: 11 / 9 / 19

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
RRPV Bellevue Nashville LP 4801 PGA Boulevard Palm Beach Gardens Palm Beach County, Florida 33418	[SAME]	Part of 12800015400 Part of 128120A22400C0

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Nashville Highlands, LLC**, a Tennessee limited liability company (as to the part of 12800015400) and **The Reserve Service Association, Inc.**, a Tennessee non-profit corporation (as to the part of 128120A22400C0) (collectively, "Grantor"), have bargained and sold, and by these presents do hereby transfer and convey unto **RRPV Bellevue Nashville LP**, a Tennessee limited partnership ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

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

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to those matters set forth on **Exhibit B** hereto.

[*Notarized Signature on Next Page*]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the day set forth below.

GRANTOR:

Nashville Highlands, LLC,
a Tennessee limited liability company

By: _____
Michael P. Verna

Its: Authorized Agent

STATE OF California ___)
)
COUNTY OF Contra Costa)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael P. Verna**, 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 **Authorized Agent** of **Nashville Highlands, LLC**, a **Tennessee limited liability company** (the "Entity"), the bargainor, and that he as such officer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Entity by himself as such **Authorized Agent**.

Witness the 26 day of September, 2019.

_____
Notary Public

My Commission Expires: 6 / 8 / 2023

MALIA L. GREER
Notary Public - California
Contra Costa County
Commission # 2291833
My Comm. Expires Jun 8, 2023

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the day set forth below.

GRANTOR:

The Reserve Service Association, Inc.,
a Tennessee non-profit corporation

By: _____
Michael P. Verna

Its: Authorized Agent

STATE OF California)
)
COUNTY OF Contra Costa)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael P. Verna**, 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 **Authorized Agent** of **The Reserve Service Association, Inc.**, a **Tennessee non-profit corporation** (the "Entity"), the bargainor, and that he as such officer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Entity by himself as such **Authorized Agent**.

Witness the 26 day of September, 2019.

_____
Notary Public

My Commission Expires: 6 / 8 / 2022

EXHIBIT A

Tract to be Commonly Known as Lot 4
(Part of 12800015400 and Part of 128120A22400C0):

Being a tract of land lying in Nashville, Davidson County, Tennessee including part of Phase 1 and part of Phase 2 - "Future Development" the Fourth Revision of Subdivision of Phase 1, Nashville Highlands of record in Instrument Number 20041019-0125465 in the Register's Office for Davidson County, TN; also being Lot 4 on the proposed Fifth Revision of Subdivision of Phase 1 - Nashville Highlands, plat pending approval; and being more particularly described as follows:

Commencing at an iron rod set on the easterly right-of-way line of Old Hickory Boulevard, width varies, at a corner common with the property conveyed to Nandi Hill Associates of record in Book 7321, Page 35;

Thence leaving the easterly right-of-way line of Old Hickory Boulevard with the southerly line of said Nandi Hill Associates for the following calls: South 82 deg 36 min 29 sec East, 1028.25 feet; South 85 deg 21 min 32 sec East, 145.54 feet to an iron rod set being the true point of beginning for this tract;

Thence continuing with the southerly line of said Nandi Hill, South 85 deg 21 min 32 sec East, 577.43 feet to an existing Axle at a corner common with the property conveyed to Barry M. Coburn and Jewel E. Coburn of record in Instrument Number 20011212-0137388;

Thence with the southerly line of said Coburn, South 84 deg 45 min 53 sec East, 884.39 feet to an iron rod set near the base of an existing 24" Oak at a corner common with said Coburn;

Thence with a new line through the aforesaid Phase 2 - "Future Development" for the following calls: South 14 deg 45 min 00 sec West, 772.44 feet to an iron rod set, South 1 deg 26 min 06 sec West, 1412.25 feet to an iron rod set at a corner common with Lot 1, Amberwood Apartments of record in Plat Book 6250, Page 204;

Thence with the northerly line of said Lot 1 for the following calls: North 45 deg 35 min 33 sec West, 367.56 feet to an iron rod set, South 89 deg 48 min 41 sec West, 293.92 feet to an iron rod set at a corner common with Phase 1 on the aforesaid Fourth Revision of Subdivision of Phase 1, Nashville;

Thence with the easterly line of Phase 1, North 41 deg 36 min 23 sec West, 605.82 feet to an iron rod set on the southerly line of Eagle Ridge, Phase 1D of record in Master Deed Instrument Number 20011011-0110875;

Thence with the easterly line of Eagle Ridge, Phase 1D for the following calls: North 89 deg 29 min 28 sec East, 235.60 feet to an iron rod set, North 10 deg 10 min 30 sec East, 153.65 feet, North 58 deg 53 min 21 sec West, 137.79 feet to an iron rod set, North 10 deg 13 min 19 sec East, 319.05 feet to an iron rod set, North 7 deg 13 min 03 sec East, 162.50 feet to an iron rod set at a corner common with Phase 1 on the aforesaid Fourth Revision of Subdivision of Phase 1;

Thence with the southerly line of Phase 1 for the following calls: North 43 deg 21 min 26 sec West, 267.71 feet to an iron rod set, North 38 deg 50 min 13 sec West, 132.83 feet to an iron rod set, North 3 deg 33 min 06 sec East, 256.00 feet to an iron rod set, North 22 deg 50 min 13 sec West, 68.98 feet to an iron rod set, North 64 deg 09 min 53 sec West, 203.72 feet to an iron rod set, North 7 deg 57 min 52 sec East, 24.89 feet to an iron rod set, North 79 deg 10 min 00 sec West, 59.33 feet to an iron rod set;
Thence with a new line through said Phase 1, North 12 deg 03 min 44 sec East, 138.55 feet to the point of beginning;

Less and Except the property conveyed to Harpeth Valley Utilities District by quitclaim deed of record in Instrument Number 20050721-0084650 in the Register's Office for Davidson County, Tennessee; and described as Lot 1 on the Plan of the Third Revision of Subdivision of Phase 1 Nashville Highlands of record in Instrument Number 20030106-001894; and containing 22,739 square feet or 0.522 acres more or less;

After the removal of Lot 1, proposed Lot 4 contains 1,836,429 square feet or 42.159 acres more or less;

Being part of the property conveyed to The Reserve Service Association, Inc. of record in Instrument 20040729-0090682 and part of the property conveyed to Nashville Highlands, LLC of record in Book 9988, Page 389 both in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Real Estate Taxes for the year 2019, a lien, not yet due and payable.

2. Subject to the following matters shown on the Plan of record as Instrument No. 20041019-0125465, Register's Office of Davidson County, Tennessee, as shown on Survey:
   a. 10' Drainage easement.
   b. 20' H.V.U.D. easement.
   c. 65' Access public utility and drainage easement.

3. Subject to the following matters shown on the Plan of record as Instrument No. 20030106-0001894, Register's Office of Davidson County, Tennessee, as shown on Survey:
   a. 10' Drainage easement.
   b. 20' H.V.U.D. easement.
   c. 65' Access public utility and drainage easement.

4. In the event the property is developed for single family residential purposes, as set forth in Article 7.02 of Agreement of Easement, Quit-Claim, Release, Option, Assumption, Amendment and Correction to Pertaining to Belle Forest of record in Book 5074, Page 856, at page 886, [Third National Bank Trustee is granted certain options with regard to the property conveyed by Installment Deed of record in Book 4310, Page 579, in the Register's Office for Davidson County, Tennessee], as amended in Book 5074, Page 897, in the Register's Office for Davidson County, Tennessee.

   Conditional Partial Release of Option of record in Instrument No. 20000831-0086324, said Register's Office.

5. Easement for ingress and egress to Lot 1 as shown on Survey, and Instrument No. 20050721-0084650, in the Register's Office for Davidson County, Tennessee.

6. Subject to the following matters as depicted on the ALTA/NSPS Land Title Survey prepared by G. Scott Carter, TN RLS No.2391, as Project ID - Broadstone, dated September 19, 2019, last revised on _____, 2019:
   a. 20' HVUD Easement proposed 8" Sewer Line
   b. Detention Pond
   c. Wetlands

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Heather Wood
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and
Notary's Name

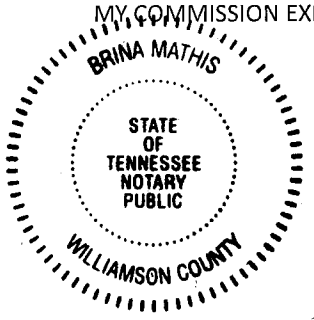
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).