THIS INSTRUMENT WAS PREPARED BY:
Van P. East, III
Frost Brown Todd LLC
150 3rd Avenue South, Suite 1900
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 311345 DEEDWARRSP
11/05/2019 02:37:14 PM 11 pgs
Fees: $58.00 Taxes: $592.00
20191105-0114355

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
L&D Hospitality, LLC 520 Greenstone Lane Mount Juliet, TN 37122-1504	L&D Hospitality, LLC 520 Greenstone Lane Mount Juliet, TN 37122-1504	Previously part of Map No. 81-04, Parcel 221; Consolidated with Map No. 81-04, Parcels 203, 206, 207 and 208

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Metrocenter Apartments X LLC, a Delaware limited liability company, Metrocenter Apartments XI LLC, a Delaware limited liability company, Metrocenter Apartments E LLC, a Tennessee limited liability company, Metrocenter Apartments F LLC, a Florida limited liability company, Metrocenter Apartments G LLC, a Tennessee limited liability company, and Metrocenter Apartments W LLC, a Tennessee limited liability company (collectively, "Grantors"), have this day bargained and sold, and by these presents do transfer and convey unto L&D Hospitality, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real estate situated in the City of Nashville, Davidson County, Tennessee and more particularly described on Exhibit A to this Special Warranty Deed, which is attached hereto and incorporated herein by reference (the "Property"). The Property is unimproved property.

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

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, that Grantors have a good and lawful right to convey the Property and that the Property is unencumbered except as herein set forth to the contrary. Grantors further covenant and bind themselves, and their respective successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantors, but not otherwise; provided, however, that this conveyance and all covenants and warranties contained herein are subject to the matters set forth on Exhibit B to this Special Warranty Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Grantors have executed this Special Warranty Deed as of the 11 day of October, 2019.

GRANTORS:

METROCENTER APARTMENTS X LLC,
a Delaware limited liability company

By: Sherman Real Estate Fund X, LLC,
a Delaware limited liability company
its sole member

By: BES Apartments X, LLC,
a Delaware limited liability company
its manager

By: _____
Mark Putterman, Manager

STATE OF Illinois)
COUNTY OF Cook)

PERSONALLY APPEARED BEFORE ME, Mark J Putterman, a Notary Public with authority to act in the State and County aforesaid, Mark Putterman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the manager of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this 11th day of October, 2019.

_____
Notary Public

My Commission Expires: May 29, 2021

JOYCE VOJCAK
Official Seal
Notary Public - State of Illinois
My Commission Expires May 29, 2021

METROCENTER APARTMENTS XI LLC,
a Delaware limited liability company

By: Sherman Real Estate Fund XI, LLC,
a Delaware limited liability company
its sole member

By: BES Apartments XI, LLC,
a Delaware limited liability company
its manager

By: _____
Mark Putterman, Manager

STATE OF Illinois)
COUNTY OF Cook)

PERSONALLY APPEARED BEFORE ME, Mark J Putterman, a Notary Public with authority to act in the State and County aforesaid, Mark Putterman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the manager of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this 11th day of October, 2019.

_____
Notary Public

My Commission Expires: May 29, 2021

JOYCE VOJCAK
Official Seal
Notary Public - State of Illinois
My Commission Expires May 29, 2021

METROCENTER APARTMENTS E LLC,
a Tennessee limited liability company

By: _____
(Ronald Emanuel, Managing Member)

STATE OF Illinois)
COUNTY OF Cook)

PERSONALLY APPEARED BEFORE ME, Ronald Emanuel, a Notary Public with authority to act in the State and County aforesaid, Ronald Emanuel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Managing Member of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this 15th day of October, 2019.

_____
Notary Public

My Commission Expires: May 29, 2021

JOYCE VOJCAK
Official Seal
Notary Public - State of Illinois
My Commission Expires May 29, 2021

METROCENTER APARTMENTS F LLC,
a Florida limited liability company

By: JSF Consulting, LLC,
a Florida limited liability company
its manager

By: _____
Jeffrey S. Felner, Manager

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

PERSONALLY APPEARED BEFORE ME, William Becker, a Notary Public with authority to act in the State and County aforesaid, Jeffrey S. Felner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the manager of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this 15 day of October, 2019.

_____
Notary Public

My Commission Expires: 7/21/21

WILLIAM F. BECKER, JR.
MY COMMISSION EXPIRES
JULY 21, 2021
#GG 103968
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

METROCENTER APARTMENTS G LLC,
a Tennessee limited liability company

By: (Arbor Investment Management LLC,)
a Delaware limited liability company
its manager

By: _____
Name: ROBERT U. GOLDMAN
Title: MANAGER

STATE OF ILLINOIS)
COUNTY OF COOK)

PERSONALLY APPEARED BEFORE ME, MICAH F LANDSMAN, a Notary Public with authority to act in the State and County aforesaid, ROBERT U. GOLDMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the MANAGER OF MANAGER of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this 14TH day of OCTOBER, 2019.

Micah F Landsman
Notary Public

My Commission Expires: May 23, 2023

OFFICIAL SEAL
MICAH F LANDSMAN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires May 23, 2023

METROCENTER APARTMENTS W LLC,
a Tennessee limited liability company

By: RM Manager, LLC,
a Delaware limited liability company
its manager

By: _____
(Susan Wagner, Manager)

STATE OF Illinois)
COUNTY OF Lake)

PERSONALLY APPEARED BEFORE ME, Marilyn Rothschild, a Notary Public with authority to act in the State and County aforesaid, Susan Wagner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the manager of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this 14th day of October, 2019.

Marilyn Rothschild
Notary Public

My Commission Expires: 8/19/2022

"OFFICIAL SEAL"
MARILYN ROTHSCHILD
Notary Public, State of Illinois
My Commission Expires 8/19/2022

STATE OF TN)
COUNTY OF Davidson

The undersigned affiant hereby swears or affirms that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is One Hundred Sixty Thousand and 00/100 Dollars ($160,000.00), which amount is equal to or greater than the amount that the property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this 30 day of October, 2019.

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

commission exp. 10/2/23

EXHIBIT A

Situate, lying and being all that certain piece or parcel of land located in Councilmainic District 2 of Davidson County, Tennessee, said property standing in the name of Metrocenter Apartments W, LLC ET AL (reference Instrument Number 20180103-0001077, R.O.D.C.T.). and being more particularly described as follows:

COMMENCING at the centerline intersection of French Landing Drive and Dominican Drive thence with the following two (2) courses; (1) thence on a witness line South 82 degrees 47 minutes East for a distance of 635.2 feet lo a ½" found iron pin found with a yellow cap stamped "BWSC NASHVILLE" (hereinafter IPF-BWSC), said IPF-BWSC lying in the northerly right-of-way line of aforementioned Dominican Drive, said IPF-BWSC marking the southeast corner of the property standing in the name of L&D Hospitality, LLC, (reference Instrument Number 20160624-0064751, R.O.D.C.T.); (2) thence with the westerly right-of-way fence of Interstate 265 North 41 degrees 31 Minutes 21 seconds East for a distance of 140.71 feet with the eastern boundary line of the aforementioned L&D Hospitality, LLC property to an IPF-BWSC, said IPF-BWSC marking the northeast comer of the aforementioned L&D Hospitality, LLC property, said IPF-BWSC marking the southeast comer of the property standing in the name of Metrocenter Apartments W, LLC et al property (reference Instrument Number 20180103-0001077, R.O.D.C.T.), said IPF-BWSC marking the southeast corner of the property described herein and being the true point and place of BEGINNING;

Thence with the common northeast boundary of aforesaid property standing in the name of L&D Hospitality, LLC also being the common southern boundary line of the property standing in the name of Metrocenter Apartments W, LLC et al North 44 degrees 11 minutes 13 seconds West for a distance of 258.41 feet to a 5/8" set iron pin with an orange cap stamped "BYRD SURV INC." (herein alter IPS), said IPS marking the northwest corner of the property described herein;

Thence along a new severance line through aforesaid property standing in the name of Metrocenter Apartments W, LLC et al the following eight (8) courses:

(1) thence South 79 degrees 18 minutes 40 seconds East for a distance of 58.10 feet to an IPS;
(2) thence North 45 degrees 57 minutes 59 seconds East for a distance of 28.93 feet to an IPS;
(3) thence South 79 degrees 24 minutes 00 seconds East for a distance of 28.92 feet to an IPS:
(4) thence South 38 degrees 31 minutes 32 seconds East for a distance of 124.19 feet to an IPS;
(5) thence South 19 degrees 14 minutes 14 seconds West for a distance of 22.04 feet to an IPS;
(6) thence Seat 30 degrees 35 minutes 52 seconds East for a distance of 20.11 feet to an IPS:
(7) thence South 27 degrees 56 minutes 08 seconds West for a distance of 19.18 feet to an IPS;
(8) thence South 03 degrees 47 minutes 50 seconds East for a distance of 37.17 feet to an IPF-BWSC, said IPF-BWSC being the true point and place of BEGINNING and containing 13,449 square feet or 0.31 acres of land, more or less, according to a survey papered by Bradley G. Luffman, RLS No. 2662 of Byrd Surveying, Inc., and dated December 11, 2018.

Being a portion of the property conveyed (a) to Metrocenter Apartments X LLC, a Delaware limited liability company, a 27.5211% tenant in common, Metrocenter Apartments XI LLC, a Delaware limited liability company, a 41.2817% tenant in common, Metrocenter Apartments E

LLC, a Tennessee limited liability company, a 6.3378%% tenant in common, Metrocenter Apartments W LLC, a Tennessee limited liability company, a 12.8594% tenant in common, Metrocenter Apartments G LLC, a Tennessee limited liability company, a 12.0000% tenant in common by Quitclaim deed from Metrocenter Apartment Homes, LLC, a Delaware limited liability company, of record in Instrument No. 20160922-0099894 Register's Office for Davidson County, Tennessee, dated September 14, 2016 and recorded on September 22, 2016 and (b) to Metrocenter Apartments F LLC, a Florida limited liability company, a 6.4297% tenant in common and Metrocenter Apartments W LLC, a Tennessee limited liability company, a 6.4297% tenant in common by Quitclaim deed from Metrocenter Apartments W LLC, a Tennessee limited liability company, of record in Instrument No. 20180103-0001077 Register's Office for Davidson County, Tennessee, dated December 31, 2017 and recorded on January 3, 2018.

EXHIBIT B

1. Taxes for the year 2019, which are a lien, not yet payable.

2. Title to and easements in, any portion of the land lying within any highways, road, street, or other ways.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, dated November 16, 1973, recorded in Deed Book 4771, Page 27, Register's Office for Davidson County, Tennessee.

4. Declaration of Agreements, Charges, Assessments and Liens for Metrocenter Business Park, recorded March 9, 1988, in Deed Book 7487, Page 952, Davidson County, Tennessee. Amendment to Declaration of Agreements, Charges, Assessments and Liens for Metrocenter Business Park, recorded September 9, 1997, in Deed Book 10602, Page 499, Register's Office for Davidson County, Tennessee.

5. Declaration of Restrictive Covenant, recorded July 28, 1994, in Deed Book 9420, Page 176, Register's Office for Davidson County, Tennessee.

6. Grant of Easement to Comcast of Nashville 1, LLC, recorded February 25, 2015, in Instrument No. 20150225-0015978, Register's Office for Davidson County, Tennessee.

7. Matters as shown on plat of survey including a private railroad easement, recorded in Plat Book 4675, Pages 48-49, Register's Office for Davidson County, Tennessee.

8. Matters shown on plat of survey including a private railroad easement, recorded in Plat Book 7900, Page 849, Register's Office for Davidson County, Tennessee.

9. Matters shown on plat of survey including a private railroad easement, recorded in Instrument No. 20070301-0025435, Register's Office for Davidson County, Tennessee.

10. Matters shown on the plat of ALTA/NSPS Land Title Survey prepared by Brad T. Thomas, TN, LIC. No. 2431 for Barge, Waggoner, Sumner and Cannon, Inc., dated June 14, 2016 and designated as Project #356802.

11. Matters shown on the plat of ALTA/NSPS Land Title Survey prepared by John M. Payne, TN RLS #845 for Byrd Surveying Inc., dated December 17, 2018, and designated as Project # B16571-18.

12. Matters shown on the plat of Resubdivision of Lot 1 of the Resubdivision of Lot 1 Metrocenter Tract 10A and Tract 1 and Consolidation of Parcels 2013, 206, 207 and 208 on Property Map 81-04, recorded in Instrument No. 20191022-0108355, Register's Office for Davidson County, Tennessee.