Return to:
Fidelity National Title Group
6060 Poplar Ave. Suite LL37
Memphis TN 38119
7205188B

Karen Johnson Davidson County
Batch# 317323 DEEDWARRSP
11/19/2019 10:04:36 AM 5 pgs
Fees: $28.00 Taxes: $57,350.00
20191119-0119242

THIS INSTRUMENT PREPARED BY:
Homer Lee Walker, Esq.
Morris, Manning & Martin, LLP
1600 Atlanta Financial Center
3343 Peachtree Road, NE
Atlanta, GA 30326

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER(S)
GS 19th and Broadway Apartments, LLC	GS 19th and Broadway Apartments, LLC	092-16-0-164.00
c/o Greystar	c/o Greystar	092-16-0-165.00
10 Glenlake Parkway NE, Suite 445	10 Glenlake Parkway NE, Suite 445	092-16-0-167.00
Atlanta, GA 30328	Atlanta, GA 30328	092-16-0-168.00
		092-16-0-169.00

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

The actual consideration for this transfer is $15,500,000.00.

_____
Affiant

Subscribed and sworn to before me this the 18 day of November, 2019.

[Affix Seal]

_____
Notary Public

My commission expires: 4-26-20

RICHARD P. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 4-26-2020

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GV-R NASHVILLE OWNER, LLC,** a Delaware limited liability company (hereinafter called "GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto **GS 19TH AND BROADWAY APARTMENTS, LLC,**

a Delaware limited liability company (hereinafter called "GRANTEE"), its successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF BY REFERENCE.

Being the same property conveyed to Grantor by those certain Quitclaim Deeds recorded as Instrument Nos. 20150114-0003896, 20150114-0003897 and 20150114-0003898 in the Register's Office of Davidson County, Tennessee. The Property's address is 1810, 1812, 1814 Broadway & 106 & 108 19th Avenue S., Nashville, Tennessee.

The Property is improved real property and is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, so that neither the GRANTOR nor any person or entity in its name and behalf, shall or will hereafter claim or demand any right or title to the Property or any part thereof, but they and every one of them shall by these presents be excluded and forever barred, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to the Property to GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under GRANTOR, but not as to those claiming otherwise (other than claims arising out of the matters set forth above). Grantor covenants with the Grantee that Grantor is lawfully seized in fee of the Property, that Grantor has a good right to sell and convey the same and that the Property is free from all encumbrances, except to the extent otherwise set forth herein. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature on page following]

TO HAVE AND TO HOLD all and singular the Property before mentioned unto said GRANTEE, its successors and assigns forever.

WITNESS the execution hereof by GRANTOR this 15th day of November, 2019.

GV-R NASHVILLE OWNER, LLC, a Delaware limited liability company

By: GV-R Nashville, LLC, a Delaware limited liability company, its Sole Member

By: 19th and Broadway, LLC, a Georgia limited liability company, its Administrative Member

By: Allman Nashville, LLC, a Georgia limited liability company, its Managing Member

By: _____
Name: S. Reid Freeman
Title: Vice President

STATE OF Georgia

COUNTY OF Fulton

Before me,, a Notary Public of the State and County aforesaid, personally appeared S. Reid Freeman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of Allman Nashville, LLC, a Georgia limited liability company, which is Managing Member of 19th and Broadway, LLC, a Georgia limited liability company, which is Administrative Member of GV-R Nashville, LLC, a Delaware limited liability company, which is the sole member of GV-R Nashville Owner, LLC, a Delaware limited liability company, the within named bargainor, a company, and that he/she as such Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by him/herself as Vice President.

Witness my hand and official seal, at office in ,this 6 day of November, 2019.

[Affix Seal]

ASHLEY MILLER NOTARY PUBLIC GWINNETT COUNTY, GA EXPIRES GEORGIA FEB. 3, 2020

Ashley Miller
Notary Public

My Commission Expires: 2/3/2020

EXHIBIT "A"

LEGAL DESCRIPTION

Land situated on the northwest side of Broadway (U.S. Highway 431 & State Route 106) and on the east side of 19th Avenue South, in the 19th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a capped 5/8" iron rod (new) at the intersection of the east right of way line of 19th Avenue South and the southeast right of way line of Alley #383;

1. thence, with the southeast right of way line of Alley #383, N59°27'39"E, a distance of 249.60 feet to an iron rod (old) at the northwest corner of Tract II, Palmer Plaza as recorded in Plat book 6250, page 343, Register's Office for Davidson County (R.O.D.C.), Tennessee;

2. thence, with the west line of Tract II, Palmer Plaza, S30°52'27"E a distance of 199.72 feet to an iron rod (old) on the northwest right of way line of Broadway;

3. thence, with the northwest right of way line of Broadway, S42°21'13"W, a distance of 210.84 feet to a capped 5/8" iron rod (new) at the southeast corner of the land deeded to CVHC1, LLC by deed recorded as Instrument No. 20110901-0067855, R.O.D.C., Tennessee;

4. thence, with the east line of CVHC1, LLC, N30°48'48"W, a distance of 181.33 feet to a point;

5. thence, with the north line of CVHC1, LLC, S59°03'28"W, a distance of 48.00 feet to a capped 5/8" iron rod (new) on the east right of way line of 19th Avenue South;

6. thence, with the east right of way line of 19th Avenue South, N30°48'57"W, a distance of 80.75 feet to the POINT OF BEGINNING;

CONTAINING 50,409 square feet or 1.16 acres, more or less.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for 2019, which are not yet due and payable.
2. Temporary Encroachment Easement Agreement of record in Instrument No. 20160802-0079600, in the Register's Office of Davidson County, Tennessee.
3. All matters that would be disclosed by a current and accurate survey of the property conveyed herein.
4. Plat Book 21 Page 39, in the Register's Office of Davidson County, Tennessee.