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THIS INSTRUMENT PREPARED BY: **Talbott P. Ottinger** **Maynard Cooper Gale** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215** Karen Johnson Davidson County Batch# 317837 DEEDWARRSP 11/20/2019 12:22:30 PM 6 pgs Fees: $33.00 Taxes: $36,630.00 20191120-0119951	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $9,900,000.00. Affiant Subscribed and sworn to before me, this 18th day of November, 2019. Notary Public My Commission Expires: May 3, 2021

DANIELLE DUNN
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
c/o Lion Real Estate Group, LLC 600 Wilshire Boulevard, Suite 302 Los Angeles, California 90017 Attn: Mory Barak	New Owner	08305009600

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Eastland Partners, LLC.**, a Tennessee limited liability company ("**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **Lion Lockwood Eastland, LLC**, a Delaware limited liability company, as to an undivided 16.50% interest, **Lion Eastland, LLC**, a Delaware limited liability company, as to an undivided 19.21% interest, **2105 PD Eastland, LLC**, a Delaware limited liability company, as to an undivided 57.52% interest, and **7555 LV Eastland, LLC**, a Delaware limited liability company, as to an undivided 6.77% interest (collectively, "**Grantee**"), its successors, heirs and assigns, certain real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at 1035 West Eastland Avenue, Nashville, TN 37206.

As part of the total consideration of set forth herein, Grantee is assuming that certain Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing by Eastland Partners, LLC., a Tennessee limited liability company, trustor, to Patrick S. Bennett, a resident of Williamson County, Tennessee, trustee, for the benefit of Jones Lang LaSalle Multifamily, LLC, beneficiary, to secure a single lien in the original principal amount of $6,637,000.00 secured thereby, dated as of October 31, 2018, of record as Instrument No. 20181102-0108850, Register's Office for Davidson County, Tennessee, which Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing was assigned by Assignment of Security Instrument from Jones Lang LaSalle Multifamily, LLC to Fannie Mae dated as of October 31, 2018 and recorded November 2, 2018 as Instrument No. 20181102-0108851, in the Register's Office for Davidson County, Tennessee, as modified by that certain assumption agreement being recorded simultaneously herewith. The balance of the indebtedness being assumed is $ 6,637,000.00 .

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth on Exhibit B attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 19th day of November, 2019.

Eastland Partners, LLC.,
a Tennessee limited liability company

By: _____
Name: Chris Dawson
Its: Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **CHRIS DAWSON**, with whom I am personally acquainted or who 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 **Member** of **Eastland Partners, LLC.**, a Tennessee limited liability company and is authorized to execute this instrument on its behalf.

Witness my hand, at office, this 18th day of November, 2019.

_____
Notary Public
My Commission Expires: May 3, 2021

DANIELLE DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being Lot No. 4, on the Plan of Final Plat of the Revision 1 of Lot 4 Edgefield Hospital, Inc., as shown on plat of record in Plat Instrument No. 20160909-0095060, formerly shown as Lot 4 on the plan of Edgefield Hospital of record in Plat Book 7900, Page 194, in the Register's Office for Davidson County, Tennessee.

COMMENCING AT THE INTERSECTION OF W. EASTLAND AVE. AND BAILEY STREET TRAVEL THENCE N 72-45-16 E 33.66' TO A PK NAIL AT THE TRUE POINT OF BEGINNING, THENCE ALONG AND WITH BAILEY ST. N 6-39-27 E 162.85' TO A PK NAIL AT THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED AT THE EAST MARGIN OF BAILEY ST. AND THE SOUTH MARGIN OF ALLEY 1002, THENCE WITH THE SOUTH MARGIN OF THE ALLEY S 77-29-16 E 153.97' TO A PK NAIL, THENCE N 12-30-44 E 2.00' TO A PK NAIL, THENCE S 77-29-16 E 54.02' TO A PK NAIL, THENCE LEAVING THE ALLEY AND FOLLOWING PARCEL 08305009100 S 19-48-32 W 185.78' TO AN IRON PIN, THENCE FOLLOWING THE NORTH MARGIN OFW EASTLAND AVE. N 70-35-49 W 169.00' TO A PK AT THE TRUE POINT OF BEGINNING, CONTAINING 32,462SF OR 0.75 ACRES ACCORDING TO A SURVEY PERFORMED BY ELKINS SURVEYING CO. DATED OCT. 25, 2018.

Being the same property conveyed to Eastland Partners, LLC., a Tennessee limited liability company, by Quitclaim Deed of record in Instrument No. 20151104-0112587.

EXHIBIT B

Permitted Encumbrances

1. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment. None now due and owing.

2. Taxes for the year 2019, a lien, not yet due and payable.

3. Subject to all matters shown on the Plan of record as Instrument No. 20160909-0095060, Register's Office of Davidson County, Tennessee.

   (a) Rights of way for West Eastland Avenue, Bailey Street, and Alley 1002

   (b) Bio-retention area shown between building improvement and parking lot

   (c) all utility and drainage lines with poles, meters, valves, and other appurtenances

4. Amended and Restated Parking Easement Agreement of record in Book 10099, Page 773 in the Register's Office for Davidson County, Tennessee., as amended by that certain First Modification to Amended and Restated Parking Easement Agreement of record in Book 10598, Page 52, said Register's Office, and further amended by that certain Parking Easement Termination and Easement Agreement of record in Book 201911200119949, in said Register's Office.

5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150824-0085260, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

6. Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing by Eastland Partners, LLC., a Tennessee limited liability company, trustor, to Patrick S. Bennett, a resident of Williamson County, Tennessee, trustee, for the benefit of Jones Lang LaSalle Multifamily, LLC, beneficiary, to secure a single lien in the original principal amount of $6,637,000.00 secured thereby, dated as of October 31, 2018, of record as Instrument No. 20181102-0108850, Register's Office for Davidson County, Tennessee, which Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing was assigned by Assignment of Security Instrument from Jones Lang LaSalle Multifamily, LLC to Fannie Mae dated as of October 31, 2018 and recorded November 2, 2018 as Instrument No. 20181102-0108851, in the Register's Office for Davidson County, Tennessee.

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

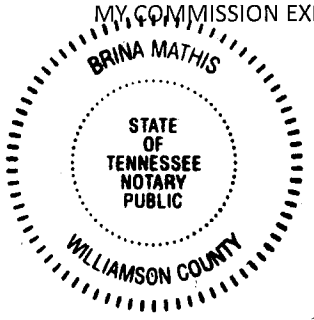
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

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).