Karen Johnson Davidson County
Batch# 321278 DEEDWARRSP
11/27/2019 10:23:12 AM 6 pgs
Fees: $33.00 Taxes: $10,730.00
20191127-0122786

This Instrument Prepared By:
Lillian R. Gilmer
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
ECG Hillside, LP	ECG Hillside, LP	105-05-512.00
118 16th Avenue South	118 16th Avenue South	105-06-332.00
Nashville, Tennessee 37203	Nashville, Tennessee 37203	

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Two Million Nine Hundred Thousand and 00/100 Dollars ($2,900,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 21 day of November, 2019.

Notary Public

My Commission Expires: 9/7/21

JESSICA GRANT
My Commission Expires
STATE OF TENNESSEE NOTARY PUBLIC
September 7, 2021
COUNTY OF DAVIDSON

For and in consideration of the sum of Two Million Nine Hundred Thousand and 00/100 Dollars ($2,900,000.00), the receipt and sufficiency of which are hereby acknowledged, Park at Hillside, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto ECG Hillside, LP, a Tennessee limited partnership ("Grantee"), its successors and assigns, certain tracts or parcels 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 located at 1501 Hillside Avenue, Nashville, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B, attached hereto and incorporated herein, by this reference.

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 covenants and binds Grantor, its successors, and assigns to warrant and defend the title to the Property for Grantee, its successors, and assigns against the lawful claims of all persons whomsoever claiming title as against all acts of the Grantor(s) 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.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand this 26th day of November, 2019.

GRANTOR:

PARK AT HILLSIDE, LLC, a Tennessee limited liability company

By: Edgehill Investors, LLC, a Tennessee limited liability company, its Member

By: Edgehill Investors Manager, LLC, a Tennessee limited liability company, its Sole Manager

By: _____
Benjamin M. Brewer, its Vice President

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, Polly Rembert, a Notary Public of the state and county mentioned, personally appeared Benjamin M. Brewer, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Edgehill Investors Manager, LLC, a Tennessee limited liability company, the sole manager of Edgehill Investors, LLC, a Tennessee limited liability company, the member of **PARK AT HILLSIDE, LLC**, a Tennessee limited liability company, the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained, by signing as Vice President of Edgehill Investors Manager, LLC the sole manager of the sole member of **PARK AT HILLSIDE, LLC**, on its behalf, by himself.

Witness my hand and seal, at Office in aforesaid county and state this 14th day of November, 2019.

Polly Rembert
Notary Public

POLLY REMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 8-4-2020

My Commission Expires: _____

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of The Park at Hillside, Resubdivision of Lot 1 and the Resubdivision of Edgehill Estates, Section 1, Lot 2, filed for record as Instrument No. 20191106-0114717, in the Register's Office for Davidson County, Tennessee, and also described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of Lot 2 of Section One, Edgehill Estates, as of record in Plat Book 4060, Page 188, at the Register's Office for Davidson County, Tennessee, and part of Lot 1 of the First Revision, Consolidation Plat, The Park at Hillside, as of record in Plat Book 9700, Page 760, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod in the easterly right-of-way of Pedestrian Walkway at a corner common with Lot 1 of Section one, Edgehill Estates, as of record in Plat Book 4060, Page 188, at the Register's Office for Davidson County, Tennessee, also being the property of Hearing Bridges, as of record in Instrument Number: 20121115-0105089, at the Register's Office for Davidson County, Tennessee;

Thence leaving the right-of-way line of Pedestrian Walkway, with the southerly property line of said Lot 2, South 84 deg. 53 min 56 sec East, 293.74 feet to an existing iron rod;

Thence with a line through said Lot 1 of the First Revision, Consolidation Plat, The Park at Hillside for the following ten calls;

1) South 05 deg. 02 min 07 sec East, 16.00 feet to a point;
2) South 84 deg. 53 min 56 sec East, 199.77 feet to a point;
3) With a curve to the right, along an arc length of 87.10 feet, the central angle of which is 43 deg. 30 min 26 sec, the radius of which is 114.70 feet, the chord of which is South 63 deg. 08 min 43 sec East, 85.02 feet to a point;
4) With a curve to the right, along an arc length of 185.90 feet, the central angle of which is 18 deg. 41 min 11 sec, the radius of which is 570.00 feet, the chord of which is South 45 deg. 27 min 36 sec West, 185.08 feet to a point;
5) South 54 deg. 44 min 34 sec West, 46.70 feet to a point;
6) With a curve to the left, along an arc length of 216.24 feet, the central angle of which is 19 deg. 39 min 58 sec, the radius of which is 630.00 feet, the chord of which is South 44 deg. 54 min 35 sec West, 215.18 feet to a point;
7) With a curve to the right, along an arc length of 26.72 feet, the central angle of which is 76 deg. 32 min 41 sec, the radius of which is 20.00 feet, the chord of which is South 73 deg. 20 min 56 sec West. 24.78 feet to a point;
8) North 68 deg. 22 min 44 sec West, 58.17 feet to a point;
9) With a curve to the left, along an arc length of 122.64 feet, the central angle of which is 21 deg. 37 min 16 sec, the radius of which is 325.00 feet, the chord of which is North 79 deg. 11 min 22 sec West, 121.92 feet to a point;
10) North 90 deg. 00 min 00 sec East, 111.14 feet to a point in the easterly right-of-way line of Pedestrian Walkway;

Thence with the easterly right-of-way line of Pedestrian Walkway, North 09 deg 54 min 27 sec East, 375.79 feet to the POINT OF BEGINNING. Containing 167,275 square feet or 3.840 acres more or less.

Being part of the same property conveyed to Park at Hillside, LLC, as of record in Instrument Number: 20161005-0105109, at the Register's Office for Davidson County, Tennessee and part of the property of 929 Edgehill, LLC, as of record in Instrument Number: 20161011-0107671, at the Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 105-05-512.00, Map-Par. 105-06-332.00.

2. Declaration of Land Use Restrictive Covenants for Low-Income Housing Tax Credits of record in Instrument No. 200012270126090, Register's Office for Davidson County, Tennessee.

   Assignment and Assumption of Land Use Restrictive Covenants and Regulatory Agreement of record as Instrument No. 201308300091944, Register's Office for Davidson County, Tennessee.

   Assignment and Assumption of Land Use Restrictive Covenants of record as Instrument No. 20161005-0105342, Register's Office for Davidson County, Tennessee.

   As partially released by Partial Release of Liens and Obligations set out as Instrument No. 20180321-0026720, in said Register's Office.

3. Subject to all matters shown on the plan of record in Plat Book 9700, page 760, in said Register's Office.

4. Subject to all matters shown on the plan of record in Plat Book 4060, page 188, in said Register's Office

5. Utility Easement reserved in Ordinance #68-512 and of record in Book 4252, Page 502, in the Register's Office for Davidson County, Tennessee.

6. Easement reserved in Ordinance No. 69-781 and of record in Book 4346, Page 878, in the Register's Office for Davidson County, Tennessee.

7. Easement granted Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 10170, Page 580, in the Register's Office for Davidson County, Tennessee.

8. Anchor Easement of record in Book 3618, Page 492, in the Register's Office for Davidson County, Tennessee.

9. Easements reserved in Metro Council Ordinance #98-1234.

10. Easement Agreement of record in Book 11575, Page 864, in the Register's Office for Davidson County, Tennessee.

11. Grant of Easement to Comcast of Nashville I, LLC of record as Instrument No. 201509110092391, Register's Office for Davidson County, Tennessee.

12. Cable Television Easement and Maintenance Agreement by and between The Park at Hillside, LLC and InterMedia Partners Southeast, L.P., and filed for record as Instrument No. 200004180038818, in said Register's Office.

13. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems filed for record as Instrument No 20191028-0110456, in said Register's Office.