Karen Johnson Davidson County
Batch# 332698 DEEDWARRSP
12/20/2019 08:48:30 AM 6 pgs
Fees: $33.00 Taxes: $34,965.00
20191220-0131436

This Instrument Prepared by: Reno & Cavanaugh, PLLC 424 Church Street, Suite 2910 Nashville, TN 37219 Attn: Chalie Nocera After recording, return to: Eversheds Sutherland (US) LLP 999 Peachtree St., NE Suite 2300 Atlanta, GA 30309 Attn: Clay Howell	Property Owner and Mail Tax Bills to: Hines 5 Ravinia Drive Atlanta, GA 30346	Property Address: 0 Merritt Avenue, Nashville, TN 37203 0 Gray Street, Nashville, TN 37203	Tax Parcel No(s): 105-071C-001.00CO 105-071C-002.00CO 105-071C-003.00CO 105-071C-004.00CO

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into this 16th day of December, 2019, by and between **SIXTEN LAND GROUP, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), and **HCD WEDGEWOOD OWNER LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee").

WITNESSETH:

THAT for and in consideration of NINE MILLION FOUR HUNDRED FIFTY THOUSAND AND NO/100 ($9,450,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate situated and being in **Nashville, Davidson** County, Tennessee to, wit:

> All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

The Real Estate being the same real estate conveyed to Grantor by deeds of record as Instrument Number **201408200075565** and Instrument Number **201408200075566** in the Register's Office of **Davidson** County, Tennessee ("Register's Office").

TO HAVE AND TO HOLD the Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[signature page follows]

[Signature Page to Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

SIXTEN LAND GROUP, LLC,
a Tennessee limited liability company

By: _____
Mark Deutschmann, Chief Manager

STATE OF TENNESSEE

DAVIDSON COUNTY

Before me, a Notary Public of the State and County aforesaid, personally appeared Mark Deutschmann, 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 Chief Manager of **SIXTEN LAND GROUP, LLC**, a Tennessee limited liability company, the within named bargainor, and that he, as such manager, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such manager.

WITNESS my hand, at office, this 17 day of December, 2019.

_____
Notary Public

My Commission Expires:
3-7-23

JENNIFER L. GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

When Recorded Return To:
Heather Townsend
First American Title Insurance Company
National Commercial Services
Six Concourse Parkway, Ste. 2000
Atlanta, GA 30328
File No: NCS 938820

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **NINE MILLION FOUR HUNDRED FIFTY THOUSAND AND NO/100** Dollars (**$9,450,000.00**), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 16th day of December, 2019.

Notary Public

My Commission Expires: 8/16/2022



EXHIBIT A
LEGAL DESCRIPTION

Property being in Davidson County, Tennessee:

Units 4A, 4B, 4C and 4D as shown in Master Deed establishing a Horizontal Property Regime of The Finery Condominiums of record in Instrument No. 201508070079087, as amended by Scrivener's Affidavit for record in Instrument No. 201510050101050; as further amended by First Amendment of record in Instrument No. 201606010054729; and further amended by Second Amendment of record in Instrument No. 201611180121688, all in the Register's Office for Davidson County, Tennessee, subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easement now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in said Master Deed.

Being the same property conveyed to Sixten Land Group, LLC, a Tennessee limited liability company by deeds of record in Instrument No. 201408200075565 and Instrument No. 201408200075566, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2020 and subsequent years, not yet due and payable.

2. Local, state and federal laws, ordinances or governmental regulations, including but not limited to, building, zoning and land use laws, ordinances and regulations, now or hereafter affecting the Real Estate.

3. The premises herein described are condominium apartments established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-01, et. seq., of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the Finery of record in Instrument No. 201508070079087, Register's Office for Davidson County, Tennessee, subject to easements, rights and interest in favor of other unit owners and all sewer water, electrical, telephone and other utility easement now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in Master Deed establishing a Horizontal Property Regime of The Finery Condominiums of record in Instrument No. 20150807007987, as amended by Scrivener's Affidavit for record in Instrument No. 20151005010105; as further amended by First Amendment of record in Instrument No. 201606010054729; and further amended by Second Amendment of record in Instrument No. 201611180121688, all in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Heather Townsend, do hereby make oath that I am a licensed attorney and/or the 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 Townsend
Signature

State of GEORGIA

County of FULTON

Personally appeared before me, [~~Name of Notary~~] * Kimberly T. Branch, a notary public for this county and state, [~~name of person making certification~~] ** Heather Townsend who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/28/20
Notary' Seal (if on paper)

Kimberly T. Branch
NOTARY PUBLIC
Cobb County, GEORGIA