This Instrument Prepared By:
Benjamin H. Southard
Worman Law Group, PLLC
2000 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 333246 DEEDWARRSP
12/23/2019 10:53:30 AM 5 pgs
Fees: $28.00 Taxes: $5,346.50
20191223-0132221

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOS.
7G Vanderbilt LLC 13 Vestry Street, Apartment 2 New York, NY 10013	[SAME]	104-02-0-N-002.00; 104-02-0-N-003.00; 104-02-0-N-004.00; 104-02-0-N-007.00.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **EUCLID RETAIL PARTNERS, GP**, a Tennessee general partnership ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **7G VANDERBILT LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, that certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A**.

The Property is improved real property located at 110 30th Ave North, Units 2, 3, 4 and 7, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on **Exhibit B**.

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater for this transfer is $1,445,000.00.

Affiant

Subscribed and sworn to before me this the 20 day of December, 2019.

Notary Public

My Commission Expires: November 20, 2023

HEIDI FAHMY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 11th day of December, 2019.

GRANTOR:

EUCLID RETAIL PARTNERS, GP, a Tennessee general partnership

By: _____
Jim W. Jacobs, its Authorized Partner

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Christine C. Palmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a partner of Euclid Retail Partners, GP, a Tennessee general partnership, and is authorized to execute this instrument on behalf of said general partnership.

WITNESS my hand and seal at office this 20 day of December, 2019.

Heidi Fahmy _____
Notary Public

My Commission Expires:

November 20, 2023

HEIDI FAHMY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

BEING CONDOMINIUM UNIT NOS. 2, 3, 4 AND 7, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SHOWN ON EXHIBIT "C" TO THE MASTER DEED FOR THE EUCLID COURT HOMEOWNERS ASSOCIATION OF RECORD IN BOOK 7322, PAGE 869, AS AMENDED IN BOOK 7338, PAGE 446, AS AMENDED IN BOOK 7595, PAGE 555, AS AMENDED IN INSTRUMENT NO. 201506230060213, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO EUCLID RETAIL PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP, BY DEEDS OF RECORD IN INSTRUMENT NO. 201506290062283 AND INSTRUMENT NO. 201701200006267, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Exhibit B

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

2. Utility Easement from Scarritt College for Christian Workers, a Tennessee corporation, to The Metropolitan Government of Nashville and Davidson County, of record in Book 4577, Page 599, in the Register's Office of Davidson County, Tennessee.

3. Easement contained in Deeds of record in Book 7595, Page 561 and Book 9238, Page 663, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Master Deed for The Euclid Court Homeowners' Association by A. Harrison Johnson, Jr., Trustee, and S & C Joint Venture, a Tennessee joint venture, of record in Book 7322, Page 869; as amended in Book 7338, Page 446; amended in Book 7595, Page 555; and amended in Instrument No. 201506230060213, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Jay H. Smith, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Melissa Shields Brown, a notary public for this county and state, Jay H. Smith 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: 3/3/2020

Notary Seal:

