Karen Johnson Davidson County
Batch# 334292 DEEDWARRSP
12/26/2019 09:23:30 AM 6 pgs
Fees: $33.00 Taxes: $23,125.00
20191226-0132899

Prepared by and Return to: Reno & Cavanaugh, PLLC 424 Church Street, Suite 2910 Nashville, TN 37219 Attn: Chalie Nocera After recording, return to: Evesheds 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: 1234 Martin Street, Nashville, TN 37203	Tax Parcel No(s): 105 07 0 114.00

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into this 16th day of December, 2019, by and between **LVH, LLC**, a Tennessee limited liability company, as successor by name change to Little Village Homes, LLC (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 SIX MILLION TWO HUNDRED FIFTY THOUSAND AND NO/100 ($6,250,000.00), 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 **Quitclaim Deed** of record as Instrument Number **201809180092602** 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.

LVH, LLC,
a Tennessee limited liability company

By: MLD
Name: Mark Deutschmann
Its: President

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 President of **LVH, LLC**, a Tennessee limited liability company, the within named bargainor, and that he, as such President, 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 President.

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 951373

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 **"SIX MILLION TWO HUNDRED FIFTY THOUSAND"** Dollars (**"$6,250,000.00"**), 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

LIZBETH HENDERSON NOTARY PUBLIC FULTON COUNTY, GA EXP. Aug. 16, 2022

EXHIBIT A
LEGAL DESCRIPTION

Property being in Davidson County, Tennessee:

BEING Lots 1 and 2 on the Final Plat of LVH, LLC Martin Street Property, Resubdivision of the Hagan & Merritt Lands, western Half of Block "G" of record in Instrument No. 20141028-0099409, as corrected by Certificate of Correction in Instrument No. 20141118-0106130 Register's Office of Davidson County, Tennessee, reference to which is hereby made for a more complete legal description.

BEING the same property conveyed to LVH, LLC by deed from LVH, LLC of record in Instrument No. 20180918-0092602, 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. Contract for Grant of Temporary Construction and Permanent Shared Access Easement from 1232 Martin Street Trust to LVH, LLC, of record in Instrument No. 20180900093181, in the Register's Office of Davidson County, Tennessee.

3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 201901250007733, in the Register's Office of Davidson County, Tennessee.

4. Easements and rights as set forth in Metropolitan City Council Ordinance No. BL2013-408, of record in Instrument No. 201309170097688, in the Register's Office of 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