This instrument was prepared by:

Greene Radovsky Maloney
Share & Hennigh LLP
One Front Street, Suite 3200
San Francisco, California 94111

Karen Johnson Davidson County
Batch# 367493 DEEDWARRSP
03/05/2020 09:59:30 AM 8 pgs
Fees: $43.00 Taxes: $37,962.00
20200305-0024686

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNERS	SEND TAX BILLS TO	MAP/PARCEL NO.
Belcourt Property Co., LLC DJEM Belcourt LLC c/o Hardwick Partners, Inc. 2227 Union Street San Francisco, California 94123	[SAME]	10408017300

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 1810 Belcourt, LLC, a Tennessee limited liability company (the "Grantor") has bargained and sold, and by these presents does transfer and convey, unto Belcourt Property Co., LLC, a Delaware limited liability company as to a 58.824% undivided interest, and DJEM Belcourt LLC, a Delaware limited liability company as to a 41.176% undivided interest, as tenants in common (collectively, "Grantees"), and Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto.

This is improved property located at 1810 Belcourt Avenue, Nashville, Tennessee 37212-3976.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

This conveyance is made subject to the permitted exceptions listed on the attached Exhibit B (the "Permitted Encumbrances").

Grantor covenants with the Grantees, their successors and assigns, that the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances. And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees and to their successors and assigns against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE PAGE FOLLOWS]

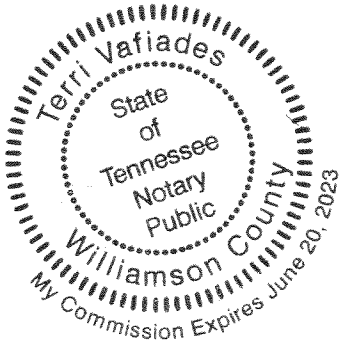
IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 27th day of February, 2020.

GRANTOR:

1810 BELCOURT, LLC,
a Tennessee limited liability company

By: STONEHENGE REAL ESTATE GROUP, LLC, a Tennessee limited liability company
Its: Manager

By: _____
Todd Jackovich
Its: Manager



STATE OF TENNESSEE)
) SS:
COUNTY OF ~~DAVIDSON~~ Williamson)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Todd Jackovich, 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 the Manager of Stonehenge Real Estate Group, LLC, a Tennessee limited liability company, the Manager of 1810 Belcourt, LLC, a Tennessee limited liability company (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

Terri Vafiades
Notary Signature

Terri Vafiades
Print Notary Name

NOTARY PUBLIC
My Commission Expires: June 20, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $ 10,260,000.00

Affiant

Subscribed and sworn to before me this the 27th day of February, 2020

Notary Public

My Commission Expires: 4-21-2020

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Legal Description of Land

Legal Description of Land

Being a parcel of land in Nashville, the 18th Civil District, Urban Utility District, Davidson County, Tennessee. Being the land conveyed to SH Hillsboro Village, LLC by deed of record in Instrument No. 20131018-0109088 and Instrument No. 20130521-0051417, R.O.D.C. Being generally located north of Belcourt Avenue and east of 19th Avenue South and being more particularly described as follows:

Beginning, an existing P.K. nail on the easterly right-of-way line of 19th Avenue South, at the southwesterly corner of Le Ritz Condominiums 2nd Amendment, as of record in Instrument No. 20130212 0014420, Register's Office for Davidson County, Tennessee. Thence, leaving said easterly right-of-way line of 19th Avenue South, with the southerly line of said Le Ritz Condominiums 2nd Amendment S 82 deg 08' 44" E, 150.00 feet to an existing iron rod on the west side of Alley #445; Thence, with said Alley #445, S 09 deg 30' 26" W, 62.20 feet to a set 1/2" iron rod and cap; Thence, with said Alley #445, S 09 deg 30' 26" W, 70.21 feet to a set 1/2" iron rod & cap on the northerly right-of-way line of Belcourt Avenue; Thence, with said northerly right-of-way line of Belcourt Avenue, N 82 deg 03' 48" W, 150.00 feet to a set P.K. nail on the easterly right-of-way line of 19th Avenue South; Thence, with said easterly right-of-way line of 19th Avenue South, N 09 deg 30' 26" E, 70.00 feet to a an existing P.K. nail; Thence, with said easterly right-of-way line of 19th Avenue South, N 09 deg 30' 26" E, 62.20 feet to an existing P.K. nail at the point of beginning; Containing 19,838 square feet or 0.455 of an acre more or less.

Being the same property conveyed to 1810 BELCOURT, LLC, a Tennessee limited liability company, by Quitclaim deed of record in Instrument No. 20140424-0034733 Register's Office for Davidson County, Tennessee. Being also known as 1810 Belcourt Avenue, Nashville, Tennessee 37212-3976.

Included in the above described property, but expressly excluded, is that portion of the property dedicated for a public street right-of-way described in the Agreement for Dedication of Easement, of record as Instrument No. 20140414-0030885, said Register's Office.

Exhibit B

Permitted Encumbrances

Permitted Encumbrances

1. Taxes for the year 2020 and subsequent years which are not yet due and payable.

2. Agreement for Dedication of Easement and/or Public Street Right-of-Way of record in Instrument Number 20140414-0030885, in the Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20140228-0017192, in the Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Heather Wood, 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 Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

Notary's Signature

My Commission Expires: 4-21-2020

Notary's Seal (is on paper)

STATE OF TENNESSEE NOTARY PUBLIC

BRINA MATHIS

WILLIAMSON COUNTY

202003050024686