This instrument prepared by & Return to:
Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Karen Johnson Davidson County
Batch# 368107 DEEDWARRSP
03/05/2020 01:53:30 PM 4 pgs
Fees: $23.00 Taxes: $12,950.00
20200305-0024979

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into this 2nd day of March, 2020, by and between Henry Chester Maxwell, Jr., Benjamin Grover Maxwell, Peggy Maxwell-Coleman, Herschel Bruce Maxwell, and Thomas Elmore Maxwell,, party of the first part, and **Bell Road Apartment Partners LLC, a Delaware limited liability company,** party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

PROPERTY LYING ON THE SOUTH SIDE OF BELL ROAD (TENNESSEE STATE ROUTE 254) APPROXIMATELY 830 FEET EAST OF THE CENTERLINE OF BROOKVIEW ESTATES DRIVE IN THE 31ST COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE DAVIDSON COUNTY, TENNESSEE. BEING PART OF THE PROPERTY DEEDED TO HENRY C. MAXWELL, JR., ETAL BY DEED RECORDED IN INSTRUMENT NUMBER 20011010-0110441 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.T.).
BEGINNING AT AN IRON ROD (OLD) WITH A CAP STAMPED "CCPC" ON THE SOUTH RIGHT OF WAY LINE OF BELL ROAD AND AT THE NORTHWEST CORNER OF THE LAND DEEDED TO BELL ROAD SELF STORAGE, LLC BY DEED RECORDED IN INSTRUMENT NUMBER 20190425-0038197, R.O.D.C.T.;
1. THENCE, WITH THE WEST LINE OF THE BELL ROAD SELF STORAGE PROPERTY, SOUTH 02°15'22" WEST, 142.00 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED "CCPC";
2. THENCE, WITH THE SOUTH LINE OF THE BELL ROAD SELF STORAGE PROPERTY, NORTH 84°10'30" EAST, 99.96 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED "CCPC" ON THE WEST LINE OF OTHER PROPERTY DEEDED TO BELL ROAD SELF STORAGE, LLC BY DEED RECORDED IN INSTRUMENT NUMBER 20190425-0038198, R.O.D.C.T.;
3. THENCE, WITH THE WEST LINE OF OTHER PROPERTY DEEDED TO BELL ROAD SELF STORAGE, SOUTH 07°34'15" WEST, 1,018.58 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED "RLS 2351" ON THE NORTH LINE OF THE PROPERTY DEEDED TO DON CAMERON, III BY DEED RECORDED IN INSTRUMENT NUMBER 20051121-0140598, R.O.D.C.T.;
4. THENCE, WITH THE NORTH LINE OF THE CAMERON PROPERTY NORTH 84°46'30" WEST, 624.59 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
5. THENCE, SOUTH 09°03'23" WEST, 416.00 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES" AT THE NORTHEAST CORNER OF THE PROPERTY DEEDED TO LINDA C. PRATT BY DEED RECORDED IN INSTRUMENT NUMBER 20020215-0020006, R.O.D.C.T.;
6. THENCE, WITH THE NORTH LINE OF THE PRATT PROPERTY, SOUTH 76°02'58" WEST, 702.00 FEET TO A 1/2" IRON ROD (OLD) AT THE SOUTHEAST CORNER OF THE PROPERTY DEEDED TO ROBERT H. MARTIN, ETAL BY DEED RECORDED IN INSTRUMENT NUMBER 20141008-0093369, R.O.D.C.T.;
7. THENCE, WITH THE EAST LINE OF THE MARTIN PROPERTY, NORTH 06°56'00" EAST, 290.28 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED "RLS 2351";
8. THENCE, CONTINUING WITH THE EAST LINE OF THE MARTIN PROPERTY, NORTH 33°23'22" WEST, 141.03 FEET TO A RAILROAD SPIKE (OLD) AT THE SOUTHEAST CORNER OF THE PROPERTY DEEDED TO LINDA R. GRIGSBY, ETAL BY DEED RECORDED IN INSTRUMENT NUMBER 20180205-0011413, R.O.D.C.T.;
9. THENCE, WITH THE EAST LINE OF THE GRIGSBY, ETAL PROPERTY AND WITH THE EAST LINE OF THE PROPERTY DEEDED TO JONATHAN E. HUETTIG BY DEED RECORDED IN INSTRUMENT NUMBER 20150320-0024170, R.O.D.C.T., NORTH 22°50'19" WEST, 159.81 FEET TO A 5/8" IRON ROD (OLD);
10. THENCE, CONTINUING WITH THE EAST LINE OF THE HUETTIG PROPERTY, NORTH 03°26'30" EAST, 325.63 FEET TO A 1/2" IRON ROD (OLD) AT THE SOUTHEAST CORNER OF THE PROPERTY DEEDED TO JEFF T. SEAT BY DEED RECORDED IN DEED BOOK 10742, PAGE 892, R.O.D.C.T.;
11. THENCE, WITH THE EAST LINE OF THE SEAT PROPERTY AND WITH THE EAST LINE OF THE PROPERTY DEEDED TO SYLVIA PATTERSON, ETAL BY DEED RECORDED IN INSTRUMENT NUMBER 20000516-0049382, R.O.D.C.T., NORTH 00°13'12" EAST, 207.63 FEET TO A 1/2" IRON ROD (OLD);
12. THENCE, WITH THE EAST LINE OF THE PATTERSON, ETAL PROPERTY, WITH THE EAST LINE OF THE PROPERTY DEEDED TO IDA BELLE WATSON, ETAL BY DEED RECORDED IN INSTRUMENT NUMBER 20011120-0127356, R.O.D.C.T. AND WITH THE EAST LINE OF THE PROPERTY DEEDED TO CHARLES ROBERTSON, ETUX BY DEED RECORDED IN DEED BOOK 4359, PAGE 246, R.O.D.C.T., NORTH 23°00'01" EAST, 257.84 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED "CCPC" ON THE SOUTH LINE OF THE PROPERTY

DEEDED TO CLIFTON W. PEOPLES, JR., ETAL BY DEED RECORDED IN INSTRUMENT NUMBER 20120417-0032716, R.O.D.C.T.;
13. THENCE, WITH THE SOUTH LINE OF THE PEOPLES PROPERTY, SOUTH 83°04'20" EAST, 346.85 FEET TO A 5/8" IRON ROD (OLD) AT THE NORTHWEST CORNER OF THE PROPERTY DEEDED TO MORRIS LEVINE BY DEED RECORDED IN DEED BOOK 5781, PAGE 666, R.O.D.C.T.;
THENCE, WITH THE LINES OF THE LEVINE PROPERTY THE FOLLOWING FIVE CALLS (14 THROUGH 18):
14. SOUTH 33°45'30" WEST, 233.92 FEET TO A 1/2" IRON ROD (OLD);
15. SOUTH 59°32'30" EAST, 198.45 FEET TO A 1/2" IRON ROD (OLD);
16. NORTH 47°50'28" EAST, 100.00 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED "CCPC";
17. NORTH 81°08'34" EAST, 225.13 FEET TO A 5/8" IRON ROD (OLD);
18. NORTH 00°34'02" EAST, 155.00 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES" ON THE SOUTH LINE OF THE PROPERTY DEEDED TO FAROKH FANI BY DEED RECORDED IN DEED BOOK 11674, PAGE 555, R.O.D.C.T.;
THENCE, WITH THE SOUTH AND EAST LINES OF THE FANI PROPERTY THE FOLLOWING THREE CALLS (19 THROUGH 21):
19. SOUTH 85°08'56" EAST, 346.50 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED "CCPC";
20. NORTH 07°31'31" EAST, 227.81 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED "CCPC";
21. NORTH 05°57'31" EAST, 190.49 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED "CCPC" ON THE SOUTH RIGHT OF WAY LINE OF BELL ROAD;
22. THENCE, WITH THE SOUTH RIGHT OF WAY LINE OF BELL ROAD AND WITH A CURVE TO THE LEFT AN ARC LENGTH OF 317.59 FEET, HAVING A RADIUS OF 996.93 FEET, A DELTA ANGLE OF 18°15'10", AND WITH A CHORD OF NORTH 83°32'42" EAST, 316.25 FEET TO THE POINT OF BEGINNING;
CONTAINING AN AREA OF 1,460,544 SQUARE FEET OR 33.53 ACRES, MORE OR LESS.

According to Survey Completed December 3, 2019 by John T. Darnall, TN RLS No 1571

Being all or part of the same property conveyed to Henry Chester Maxwell, Jr., Benjamin Grover Maxwell, Peggy Maxwell-Coleman, Herschel Bruce Maxwell, and Thomas Elmore Maxwell by Co-Executors Deed in Instrument No. 20011010-0110441 Register's Office for Davidson County, Tennessee, dated October 2, 2001 and recorded on October 10, 2001.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for the restrictions and encumbrances listed on Exhibit A attached hereto;

and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons **claiming by, through, or under Grantor, but not further or otherwise.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Henry Chester Maxwell, Jr.
Henry Chester Maxwell, Jr.

Benjamin Grover Maxwell
Benjamin Grover Maxwell

Peggy Maxwell-Coleman
Peggy Maxwell-Coleman

Herschel Bruce Maxwell

Herschel Bruce Maxwell

Thomas Elmore Maxwell

Thomas Elmore Maxwell

STATE OF TENNESSEE
COUNTY OF Davidson

On this 2nd day of March, 2020 before me the undersigned Notary Public of the State and County aforesaid, personally appeared Henry Chester Maxwell, Jr., Benjamin Grover Maxwell, Peggy Maxwell-Coleman, Herschel Bruce Maxwell, and Thomas Elmore Maxwell, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of March, 2020.

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 7.5.2021

Property Owner & Address : Bell Road Apartment Partners LLC, 5300 W. Cypress Street, Suite 200, Tampa, FL 33607

Property Address: 1500 Bell Rd., Nashville, TN 37211

Mail Tax Bills to: owner at owners address

Tax Parcel No.: 16200011300 and 16200011000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $3,500,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 2nd day of March, 2020.

NOTARY PUBLIC

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBT A

1. The lien of the following general and special taxes for the year or years specified and subsequent years: 2020 Davidson County taxes, not yet due and payable.

2. Easement(s) granted to Transmission Line of record in Book 2338, Page 210, Register's Office for said County.

3. Agreed order of Possession and Consent Judgement and Final Decree between Piedmont Natural Gas Company, Inc., and the titleholders herein of record in Instrument No. 20130130-0009635 and 20150428-0038024 in the said Register's Office.

Certificate of Authenticity

I, Venikka Branch, 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, Cari Allen a notary public for this county
And state, Venikka Branch 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: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021