THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATION AS TO STATUS OF TITLE

THIS INSTRUMENT PREPARED BY:	**Owner/Responsible Taxpayer:**
Thompson Burton PLLC 1801 West End Avenue, Suite 1550 Nashville, Tennessee 37203 Attn: William Burton, Esq.	NF IV – I Nashville DT, LLC 2000 Monarch Tower 3424 Peachtree Road, NE Atlanta, GA 30326 PARCEL ID NO.: 093-10-0-249.00

After Recording Return To:
Owner / Grantee

_____
_____
_____
_____

Karen Johnson Davidson County
Batch# 371545 **DEEDWARRSP**
03/12/2020 03:28:54 PM 6 pgs
Fees: $33.00 Taxes: $4,347.50

20200312-0027980

(Space Above For Recorder's Use)

SPECIAL WARRANTY DEED

This Special Warranty Deed (this "Deed") is dated as of the 11th day of March, 2020, between HOUSE AT SOBRO, LLC, a Delaware limited liability company ("Grantor"), whose address is 123 N. Court Street, P. O. Drawer 359, Fayetteville, West Virginia 25840, and NF IV – I NASHVILLE DT, LLC, a Delaware limited liability company ("Grantee"), whose mailing address is 2000 Monarch Tower, 3424 Peachtree Road, NE, Atlanta, GA 30326.

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt whereof is hereby confessed and acknowledged by Grantee, Grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, transfer, convey and confirm unto Grantee, all interest in and to that certain real property, situate, lying and being in the City of Nashville, County of Davidson, State of Tennessee, which is described as follows:

SEE EXHIBIT A ATTACHED TO THIS DEED AND INCORPORATED INTO THIS DEED AS A PART HEREOF (the "Property");

BEING the same property conveyed to Grantor by that certain Special Warranty Deed dated as of December 27, 2019, from Barbara Eatherly and Cason A. Dickinson, recorded on December 31, 2019 as Instrument No. 20191231-0134824 in the Office of the Davidson County Register of Deeds, Davidson County, Tennessee.

This is unimproved property, located at 508 Lea Avenue, Nashville, Davidson County, Tennessee 37203.

This conveyance is SUBJECT TO the permitted exceptions set forth on Exhibit B attached hereto and incorporated by reference herein (collectively, the "Permitted Exceptions");

TO HAVE AND TO HOLD the Property with the appurtenances, unto Grantee, its successors and assigns forever;

AND Grantor, for itself, its successors and assigns, covenants and agrees to and with Grantee, its successors and assigns, that Grantor does by these presents expressly limit the covenants of the deed to those herein expressed, and does hereby covenant that (i) it is lawfully seized and possessed of the Property in fee simple, (ii) has a good right to convey the Property, and (iii) the Property is unencumbered other than the Permitted Exceptions. Grantor further covenants and binds Grantor and Grantor's heirs and representatives to warrant and forever defend title to said described real estate to Grantee, its successors, heirs and assigns against the lawful claim of all persons claiming by, through or under Grantor, but not further or otherwise and other than as to the Permitted Exceptions.

[Signatures Commence on Following Page]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name and on its behalf under seal as of the day and year first above written.

GRANTOR:

HOUSE AT SOBRO, LLC,
a Delaware limited liability company

By: F&S Management, LLC
Its: Manager

By: Charles H Wendell
Name: CHARLES H. WENDELL
Title: Manager

STATE OF WEST VIRGINIA

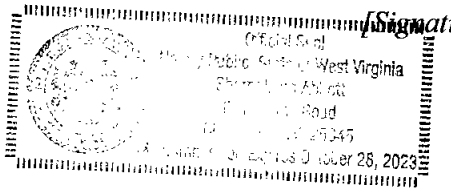
COUNTY OF KANAWHA

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named Charles H. Wendell with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, acknowledged that he is the President of F&S Management, LLC, the Manager of HOUSE AT SOBRO, LLC, a Delaware limited liability company, the within named grantor, and that in such capacity, he, being authorized so to do, executed the foregoing deed for the purposes therein contained, on behalf F&S Management, LLC, the Manager of HOUSE AT SOBRO, LLC as President.

Witness my hand and seal, at office, this the 9th day of March, 2020.

Shayla Abbott
NOTARY PUBLIC

My Commission Expires: October 28, 2023



[Signatures Continue on Following Page]

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,175,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

GRANTEE:

NF IV – I NASHVILLE DT, LLC,
a Delaware limited liability company

By: _____
Name: James E. Conley, Jr.
Title: Vice President

Subscribed and sworn to before me this 9th day of March, 2020.

_____
Notary Public

My commission expires: May 10, 2022

CYNTHIA M JORDAN NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES MAY 10, 2022

EXHIBIT "A" to Deed

LEGAL DESCRIPTION

Tract 1: Being Lot No. 21 on the unrecorded plan of Henry Blood and wife's Subdivision of certain lots of Barrow Grove, described according to a survey made by Pete Meyer, Surveyor, August 21, 1946, as follows:

Beginning at an iron pin on the northerly margin of Lea Avenue, formerly South Union Street, 38 feet east of a 16-foot alley, being Mary Cross' southeast corner; thence with said Avenue, eastwardly 36 feet to an iron pin on the westerly margin of another alley;

Thence with the westerly margin of said last mentioned alley, north 31° west 141 feet to an iron pin on the southerly margin of another alley; thence with the southerly margin of said last mentioned alley, south 61° west 29.3 feet to an iron pin, Mary Cross' northeast corner; thence with her easterly line, south 31° east 120.7 feet to the beginning.

Tract 2: Land in Davidson County, Tennessee, being Lot No. 22 on the unrecorded plan of Henry Blood and wife's Subdivision of certain lots in Barrow Grove, described partly according to a survey made by Pete Meyer, Surveyor, August 21, 1946, as follows: Beginning on the northerly margin of Lea Avenue, 3 feet northwest of the southwest corner of the premises conveyed to Rock City Realty Co., Inc., by deed from Kenneth S. Drake, et al, of record in Book 2651, page 50, Register's Office for said County; thence northerly 120 feet, more or less, to be the southerly margin of an alley; thence with the same, westerly 27.7 feet, more or less, to the easterly margin of another alley; thence with the same, southerly 95 feet, more or less, in the northerly margin of Lea Avenue; thence with the same 35 feet to the beginning.

Being the same property conveyed to HOUSE AT SOBRO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, by deed of record as Instrument No. 20191231-0134824, said Register's Office.

EXHIBIT "B" to Deed

PERMITTED EXCEPTIONS

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

2. Matters shown on that certain ALTA/NSPS Survey of the Property prepared by G. Scott Carter, TN RLS #2391 of Clint Elliott Survey, dated August 23, 2019, last revised March 6, 2020.