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, TN 37203 Attn: William W. Burton, Esq.	NF IV – I Nashville DT, LLC 2000 Monarch Tower 3424 Peachtree Road, NE Atlanta, GA 30326 TAX ID NO.: 093-10-0-242-00 PARCEL ID NO.: Map 93-10; Parcel 242.00

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: $213,976.55

20200312-0027982

(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 HOUSE AT SOBRO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, by deed from TOWERY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20160505-0044581 and by quitclaim deed of record as Instrument No. 20160505-0044582, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to HOUSE AT SOBRO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, by deeds from TMP, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY, of record as Instrument No. 20160715-0073106 and Instrument No. 20160715-0073107, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to HOUSE AT SOBRO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, by quitclaim deed from TMP, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY, of record as Instrument No. 20160715-0073108, Register's Office for Davidson County, Tennessee.

This is improved property, located at 525, 533 and 535 5th Avenue S, 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: _____
Name: CHARLES H. WENDELL
Title: Manager

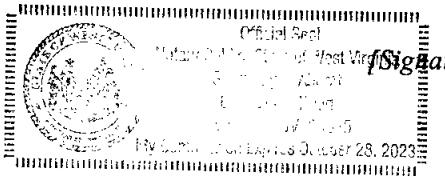
STATE OF WEST VIRGINIA
COUNTY OF KANAWHA

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.

Sherry Lynn 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 $57,831,500 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



EXHIBIT "A" to Deed

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled Revision to the Consolidation of Part of Lots 14 through 16 with Lots 17 and 18 of Barrow Grove, of record as Instrument No. 20180117-0004799, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to HOUSE AT SOBRO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, by deed from TOWERY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20160505-0044581 and by quitclaim deed of record as Instrument No. 20160505-0044582, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to HOUSE AT SOBRO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, by deeds from TMP, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY, of record as Instrument No. 20160715-0073106 and Instrument No. 20160715-0073107, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to HOUSE AT SOBRO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, by quitclaim deed from TMP, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY, of record as Instrument No. 20160715-0073108, Register's Office for Davidson County, Tennessee.

Address: 525, 533 and 535, 5th Avenue S, Nashville, TN 37203

Tax ID: 093-10-0-242.00 (formerly also 093-10-0-243.00, 093-10-0-244.00, 093-10-0-245.00 and 093-10-0-246.00)

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 the Plan of record as Instrument No. 20180117-0004799, Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20170125-0127984, said Register's Office.

4. Matters shown on that certain ALTA/NSPS Survey of the Property prepared by G. Scott Carter of Clint Elliott Survey, TN RLS #2391, as Project ID 5th Ave 525 – 537, dated August 7, 2019, last revised March 6, 2020.