FROM: **Village 21 Investment Partners, LLC**, a Georgia limited liability company
TO: **TBR-L VILLAGE 21 OWNER, LLC**, a Delaware limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
TBR-L VILLAGE 21 OWNER, LLC c/o TriBridge Residential, LLC 100 Peachtree Street NW, Suite 1400 Atlanta, GA 30303	(same)	Map 104-08, Parcel 001

THIS INSTRUMENT PREPARED BY: GBT Realty Corporation, 9010 Overlook Boulevard, Brentwood, TN 37027, Attn: Rita Bryant Klein

Karen Johnson Davidson County
Batch# 372833 **DEEDWARRSP**
03/16/2020 10:17:59 AM 3 pgs
Fees: $18.00 Taxes: $117,290.00

20200316-0028677

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is THIRTY ONE MILLION SEVEN HUNDRED THOUSAND and 00/100 Dollars ($31,700,000.00).

Affiant

Subscribed and sworn to before me, this the 13 day of March, 2020.

Notary Public

My Comm. Expires: 5/2/22

KIM HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **VILLAGE 21 INVESTMENT PARTNERS, LLC**, a Georgia limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **TBR-L VILLAGE 21 OWNER, LLC**, a Delaware limited liability company, its successors and assigns, hereinafter called "GRANTEE", a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

Land in Davidson County, Tennessee, being the Residential Unit (floors 2-4) as shown in Exhibit D on the Horizontal Property Regime of the Declaration Establishing Village 21 Master Condominium, of record as Instrument No. 20150917-0094381, amended as Instrument No. ____, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete legal description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Horizontal Property Regime of the Declaration Establishing Village 21 Master Condominium. * 20200316-0028676

Being part of the same property conveyed to VILLAGE 21 INVESTMENT PARTNERS,

LLC, A GEORGIA LIMITED LIABILITY COMPANY, by deed from REGIONS BANK, AN ALABAMA BANKING CORPORATION, of record as Instrument No. 20150917-0094378, dated September 16, 2015, said Register's Office. For further reference see Instrument No. 20150917-0094379, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below (without reimposing the same) (the "**Permitted Exceptions**"):

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 104-08-0-001.00, a lien, not yet due and payable.

2. The following matters shown on Plan of record as Instrument No. 20160421-0038889, said Register's Office:

   a. NES Utility Easement Northeast corner

3. Declaration Establishing Village 21 Master Condominium, of record as Instrument No. 20150917-0094381, amended as Instrument No. 20200316. 0028676, said Register's Office.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20160113-0003540, said Register's Office.

5. Grant of Easement by and between Comcast of Nashville I, LLC and Village 21 Investment Partners, LLC, of record as Instrument No. 20180309-0022565, said Register's Office.

6. Grant of Easement for Alley Purposes of record in Book 4557, page 839, and in Book 4558, page 332, said Register's Office.

7. Easement to the City of Nashville of record in Book 448, page 512, said Register's Office.

8. Subject to street closing and any easement(s) retained in Ordinance No. 71-82, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

This is improved property known as Village 21 Apartments, 1620 21st Avenue South, Nashville, Davidson County, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the Permitted Exceptions), 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, Grantor has caused this Special Warranty Deed to be executed this 13 day of March, 2020.

GRANTOR:

VILLAGE 21 INVESTMENT PARTNERS, LLC,
a Georgia limited liability company

By: _____
Geren Moor, Authorized Agent

STATE OF DAVIDSON)

COUNTY OF TENNESSEE)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Geren Moor, 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 Authorized Agent of Village 21 Investment Partners, LLC, a Georgia limited liability company, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the foregoing entity.

Witness my hand and seal, this the 4th day of March, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 5/2/22

KIM HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022