Karen Johnson Davidson County
Batch# 372833 DEEDWARRSP
03/16/2020 10:17:59 AM 3 pgs
Fees: $18.00 Taxes: $75,850.00
20200316-0028678

FROM: **GTOM BELCOURT, LLC**, a Georgia limited liability compa
TO: **TBR-L BELCOURT APT OWNER, LLC**, a Delaware limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
TBR-L BELCOURT APT OWNER, LLC c/o TriBridge Residential, LLC 100 Peachtree Street NW, Suite 1400 Atlanta, GA 30303	(same)	Map 104-08, Parcel 266.00

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

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is TWENTY THOUSAND FIVE HUNDRED and 00/100 Dollars ($20,500,000.00).

Affiant

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

Notary Public

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

My Comm. Expires: 5/2/22

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 **GTOM BELCOURT, LLC**, a Georgia limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **TBR-L BELCOURT APT 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"):

Being a part of Lot No. 68 on the Map of O.B. Hayes Plan of Large Lots, called Rokeby of record in Book 21, page 87, Register's Office for Davidson County, described as follows:

BEGINNING at the northeast intersection of Belcourt Avenue and 18th Avenue, South; thence with the easterly margin of 18th Avenue, South, North 7 degrees 58 minutes East 180.0 feet to a point; thence South 83 degrees 30 minutes East 114.5 feet to a point, the beginning of a curve to the right, said curve having a radius of 784 feet and an length of 50.73 feet; thence, with said curve 50.73 feet to a point, the centerline of an alley now closed; thence with said centerline South 7 degrees 58 minutes West 170.0 feet to a

point in the northern margin of Belcourt Avenue; thence with said margin North 83 degrees 30 minutes West 164.5 feet to the point of beginning, said tract containing 29,362 S.F., more or less.

Being the same property conveyed to GTOM BELCOURT, LLC, a Georgia limited liability company, by deed from AHF/SERVICE CORP., an Ohio not for profit corporation, of record in Instrument No. 20160129-0008624, dated January 6, 2016, 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. 104-08-0-266.00, a lien, not yet due and payable.

2. Agreement and Grant of Appurtenant Easement of record in Instrument No. 20120531-0047214, said Register's Office.

3. No insurance is afforded as to the acreage or square footage contained in the insured property.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems in Instrument No. 20161024-0112217, said Register's Office.

5. Agreement for the Dedication of Easement and/or Public Street Right-of-Way of record as Instrument No. 20170420-003882, said Register's Office.

6. Grant of Overhead Line Easement of record as Instrument No. 20170505-0044805, said Register's Office.

7. The following matters shown on the plat of survey by Jacob M. Bonds, Tenn. PLS No. 2917, with Schoel, dated November 27, 2019, last revised March 4, 2020 and designated as Job No. 19-300.H0:

   a. Overhead Electric lines southeast portion of property

This is improved property known as Belcourt Park Apartments, 1710 Belcourt Avenue, Nashville, Davidson County, Tennessee 37212.

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:

GTOM BELCOURT, 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 GTOM BELCOURT, 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 13 day of March, 2020.

Kim Hurst
NOTARY PUBLIC

My Commission Expires: 5/2/22

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