Karen Johnson Davidson County
Batch# 380094 DEEDWARRSP
03/31/2020 02:23:30 PM 6 pgs
Fees: $33.00 Taxes: $117,290.00
20200331-0034630

SPECIAL WARRANTY DEED

That **FRBH WOODBRIDGE, LLC**, a Delaware limited liability company (hereinafter referred to as "***Grantor***"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to it in hand paid and caused to be paid in the manner hereinafter stated by **LION HAVEN APARTMENTS, LLC**, a Delaware limited liability company ("***Grantee***"), the receipt of which is hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, whose address is 600 Wilshire Boulevard, Suite 302, Los Angeles, California 90017, the property described on ***Exhibit A*** attached hereto, together with all improvements thereon situated (such land and improvements being called collectively the "Real Property"), and all right, title, and interest of Grantor in and to (a) adjacent streets, alley ways, and rights-of-way, (b) any adjacent strips and gores of real estate, and (c) all utility capacity, sanitary sewer, storm sewer, water and other utility rights thereto, on or under the Real Property subject to any and all matters of record, including, without limitation, those matters listed on ***Exhibit B*** attached hereto (collectively, the "***Permitted Encumbrances***").

TO HAVE AND TO HOLD the above described property together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors, executors, administrators and/or assigns, forever, and Grantor does hereby bind itself and its successors, executors, administrators, and/or assigns, to warrant and forever defend all and singular the Real Property unto Grantee, its successors, executors, administrators and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, subject to the Permitted Encumbrances.

Ad valorem taxes have been prorated, Grantee hereby assumes the payment of all 2020 real property taxes affecting the Property.

SIGNATURE PAGE FOLLOWS

This instrument is executed on this the 25 day of March, 2020.

FRBH WOODBRIDGE, LLC,
a Delaware limited liability company

By: _____
Name: Matt McGraner
Title: Authorized Signatory

STATE OF TEXAS

COUNTY OF DALLAS

On March 25, 2020, before me, Jennifer Grant, a Notary Public in and for said State, personally appeared Matt McGraner, Authorized Signatory of FRBH Woodbridge, LLC, a Delaware limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

_____
Notary's Signature
My Commission Expires: 7/16/23

AFFIX SEAL

JENNIFER GRANT
Notary Public, State of Texas
Comm. Expires 07-16-2023
Notary ID 132087436

****

(FOR RECORDING DATA ONLY)

Property Address:
231 Bridgeway Circle
Nashville, Tennessee

Property Owner:
Lion Haven Apartments, LLC
600 Wilshire Boulevard, Suite 302
Los Angeles, California 90017

133-00-0-121.00
Map ~~4~~ Parcel _____
~~Ward~~ ___ ~~Block~~ ___ ~~Parcel~~ ___

Mail tax bills to: (Person or Agency responsible for payment of taxes)
Lion Haven Apartments, LLC
600 Wilshire Boulevard, Suite 302
Los Angeles, California 90017

This instrument prepared by:
Wick Phillips Gould & Martin, LLP
3131 McKinney Avenue, Suite 100
Dallas, Texas 75204

Return to:
Lion Haven Apartments, LLC
600 Wilshire Boulevard, Suite 302
Los Angeles, California 90017

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 31,700,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 24th day of March, 2020.

Jennifer E. Jones
Notary Public

My Commission Expires:
April 16, 2021

JENNIFER E. JONES
Notary Public – California
Los Angeles County
Commission # 2187271
My Comm. Expires Apr 16, 2021

EXHIBIT A

Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

LAND LOCATED IN THE 16TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON THE EASTERLY MARGIN OF ANTIOCH PIKE, NORTH OF MCCALL STREET SAID LAND DESCRIBED ACCORDING TO AN ALTA/ACSM LAND TITLE SURVEY DATED 4-4-2011 BY CAMPBELL, MCRAE & ASSOCIATES, SURVEYING, INC. (JOHN HOOD TN. R.L.S.# 1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) ON THE EASTERLY MARGIN OF ANTIOCH PIKE (60 FOOT WIDE PUBLIC RIGHT OF WAY), SAID ROD BEING LOCATED 686 FEET MORE OR LESS FROM THE NORTHERLY MARGIN OF MCCALL STREET AND BEING THE SOUTHEAST CORNER OF THE TWIN OAKS ASSOCIATES LAND (BOOK 11479, PAGE 236 R.O.D.C., TN.) KNOWN AS LOT 1, TWIN OAKS, PHASE 2 (BOOK 9700, PAGE 819 R.O.D.C. TN); THENCE LEAVING SAID ANTIOCH PIKE WITH SAID TWIN OAKS ASSOCIATES LAND

N 34° 19' 36" E 412.43 FEET TO AN IRON ROD (OLD); THENCE
N 26° 11' 59" E 160.67 FEET TO A CONCRETE MONUMENT (OLD); THENCE
N 00° 30' 32" E 176.14 FEET TO A POINT AT THE SOUTHWEST CORNER OF THE TWIN OAKS ASSOCIATES LAND (BOOK 8149, PAGE 737 R.O.D.C., TN) KNOWN AS LOT 1, REVISED TWIN OAKS (BOOK 5200, PAGE 669 R.OD.C., TN); THENCE
WITH THE SOUTH LINE OF SAID TWIN OAKS ASSOCIATES (BOOK 8149, PAGE 737 R.O.D.C., TN)
S 89° 41' 02" E, PASSING A WITNESS IRON ROD (OLD) AT 6.00 FEET FOR A TOTAL DISTANCE OF 533.00 FEET TO AN IRON ROD (OLD); THENCE
S 62° 51' 30" E 299.57 FEET TO A CONCRETE MONUMENT (OLD); THENCE
S 02° 00' 44" W 366.26 FEET TO AN IRON ROD (OLD); THENCE
S 15° 00' 27" E 202.02 FEET TO AN IRON ROD (OLD) IN THE WESTERLY LINE OF THE HASSAN ESLAMI LAND (BOOK 11356, PAGE 45, R.O.D.C., TN); THENCE WITH SAID ESLAMI
S 00° 43' 23" W 207.79 FEET TO AN IRON ROD (OLD) IN THE NORTHERLY LINE OF THE RANDALL DURHAM LAND (INSTRUMENT # 20030620-0085784 R.O.D.C., TN) KNOWN AS LOT 1, ANTIOCH APARTMENTS (BOOK 6050, PAGE 160 R.O.D.C., TN); THENCE WITH THE NORTH LINE OF SAID DURHAM
N 87° 36' 19" W 127.98 FEET TO AN IRON ROD (OLD); THENCE CONTINUING WITH THE NORTH LINE OF SAID DURHAM AND THE NORTH LINE OF ROBERT C. CHAFFIN (INSTRUMENT # 20030680-0085784 R.O.D.C., TN)
N 87° 39' 25" W 378.65 FEET TO AN IRON PIPE (OLD) AT THE NORTHEAST CORNER OF THE STEVEN DWIGHT MAYS, II LAND (BOOK 1010, PAGE 347 R.O.D.C., TN); THENCE WITH SAID MAYS NORTH LINE
N 83° 06' 17" W 131.54 FEET TO AN IRON ROD (OLD); THENCE
N 84° 19' 59" W 200.01 FEET TO AN IRON ROD (OLD); THENCE
N 86° 03' 00" W 189.70 FEET TO AN IRON ROD (OLD); IN SAID EASTERLY MARGIN OF ANTIOCH PIKE; THENCE WITH SAID EASTERLY MARGIN WITH A CURVE TO THE LEFT THAT HAS A CENTRAL ANGLE OF 18° 33' 36"; A RADIUS OF 660.00 FEET, A CHORD BEARING AND DISTANCE OF N 33° 09' 117" W 212.86 FEET ALONG AN ARC LENGTH OF 213.79 FEET TO THE POINT OF BEGINNING, THE DESCRIBED TRACT OF LAND CONTAINING 810269 SQ. FT. OR 18.601 ACRES.
THE DESCRIBED TRACT OF LAND IS THE SAME LAND DESCRIBED IN INSTRUMENT # 20010801-0081470 R.O.D.C., TN.
SURVEYOR'S DESCRIPTION WAS PREPARED TO REFLECT CHANGE OF OWNERSHIP & DEED REFERENCES OF CERTAIN ADJOINERS.
SURVEYOR'S DESCRIPTION CONFORMS WITH THE BEARINGS AND DISTANCE'S OF THE RECORD DESCRIPTION.

Being the same property conveyed to FRBH Woodbridge, LLC, a Delaware limited liability company of record in Instrument No. 20140724-0066010, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Taxes for the year 2019, a lien due and payable, but not delinquent. Taxes for the year 2020 and subsequent years, liens not yet due and payable.

2. Agreement for Dedication of Easement for Sanitary Sewers and or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4813, Page 141, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and or Storm Drainage to Woodbridge Associates, Ltd., a Tennessee Limited Partnership, its successors and assigned forever, of record in Book 5203, Page 453, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and or Storm Drainage to First and Mid-South Mortgage company, a Tennessee corporation, its successors and assigns forever, of record in Book 5203, Page 455, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5279, Page 399, Register's Office for Davidson County, Tennessee.

6. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 200906150055408, Register's Office for Davidson County, Tennessee.

7. Agreement for Dedication of Easement for Sanitary Sewers and or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5279, Page 402, Register's Office for Davidson County, Tennessee.

8. Deed of Conveyance for sanitary sewer of record in Book 5301, Page 680, Register's Office for Davidson County, Tennessee.

9. The following matters disclosed on the Survey:
   a. Fence line discrepancies along the westerly and northerly property lines.
   b. Overhead electric/telephone lines with power poles along the westerly portion of the subject property without apparent benefit of a recorded easement.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Heather Wood
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and
Notary's Name

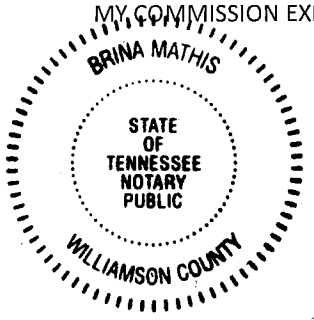
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).