Karen Johnson Davidson County
Batch# 380097 DEEDWARRSP
03/31/2020 02:33:30 PM 6 pgs
Fees: $33.00 Taxes: $115,810.00
20200331-0034650

SPECIAL WARRANTY DEED

That **FRBH WILLOW GROVE, 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 WILLOW 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 WILLOW GROVE, 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 Willow Grove, 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:
308 Plus Park Boulevard
Nashville, Tennessee

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

106-00-0-125.00
Map 4 Parcel _____
~~Ward ___ Block ___ Parcel ___~~

Mail tax bills to: (Person or Agency responsible for payment of taxes)
Lion Willow 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 Willow 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 $ 31,300,000.00 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.

_____
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 IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 9, ON THE PLAN OF PLUS PARK SECTION 9 AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4460, PAGE 113, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 54 OF HILL-N-DALE ACRES AS RECORDED IN BOOK 2900, PAGE 33 IN THE RECORDER'S (REGISTER'S) OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND THE SOUTHWEST CORNER OF HOUSTON EZELL PROPERTY; THENCE SOUTH 05 DEGREES 28 MINUTES 06 SECONDS WEST, ALONG THE WESTERLY LINE OF LOTS 54 AND 53, A DISTANCE OF 183.64 FEET, TO THE NORTHEAST CORNER OF LOT 48 IN SAID HILL-N-DALE ACRES; THENCE SOUTH 68 DEGREES 28 MINUTES 23 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID LOT 48, A DISTANCE OF 311.41 FEET, TO NORTHERLY RIGHT-OF-WAY OF BUNKERHILL DRIVE; THENCE SOUTH 36 DEGREES 35 MINUTES 43 SECONDS WEST, A DISTANCE OF 329.16 FEET, TO POINT ON NORTHERLY RIGHT-OF-WAY OF HAVENHILL DRIVE; THENCE SOUTH 37 DEGREES 21 MINUTES 52 SECONDS WEST, ALONG THE WESTERLY RIGHT-OF-WAY OF HAVENHILL DRIVE, A DISTANCE OF 53.75 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF HAVENHILL DRIVE; THENCE SOUTH 37 DEGREES 32 MINUTES 38 SECONDS WEST, A DISTANCE OF 305.91 FEET, TO A WESTERLY CORNER OF LOT 28 OF SAID HILL-N-DALE ACRES; THENCE SOUTH 04 DEGREES 08 MINUTES 15 SECONDS WEST, A DISTANCE OF 272.92 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF DEERVALE DRIVE; THENCE SOUTH 60 DEGREES 10 MINUTES 20 SECONDS EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY OF DEERVALE DRIVE, A DISTANCE OF 164.45 FEET, TO THE NORTHWEST CORNER OF LOT 26 OF SAID HILL-N-DALE ACRES; THENCE SOUTH 29 DEGREES 49 MINUTES 25 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID LOT 26, A DISTANCE OF 275.95 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 26; THENCE SOUTH 50 DEGREES 40 MINUTES 28 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 26, A DISTANCE OF 93.40 FEET TO A POINT; THENCE SOUTH 24 DEGREES 32 MINUTES 29 SECONDS WEST, ALONG LOT 100 OF HILL-N-DALE SECTION 2 RECORDED IN BOOK 4175 PAGE 5 IN THE RECORDER'S (REGISTER'S) OFFICE OF DAVIDSON COUNTY, TENNESSEE, A DISTANCE OF 311.57 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF GIANT OAK DRIVE; THENCE SOUTH 04 DEGREES 13 MINUTES 40 SECONDS WEST, A DISTANCE OF 73.70 FEET, TO A POINT ON THE WESTERLY LINE OF LOT 99 OF SAID HILL-N-DALE SECTION 2; THENCE NORTH 87 DEGREES 43 MINUTES 20 SECONDS WEST, A DISTANCE OF 196.50 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF PLUS PARK BOULEVARD; THENCE NORTH 01 DEGREES 18 MINUTES 44 SECONDS EAST, ALONG THE SAID RIGHT-OF-WAY, A DISTANCE OF 205.63 FEET TO A POINT; THENCE ALONG SAID RIGHT-OF-WAY, ALONG A CURVE WITH A RADIUS TO THE LEFT OF 340.34 FEET AND AN ARC LENGTH OF 231.86 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 18 DEGREES 12 MINUTES 16 SECONDS WEST WITH A LENGTH OF 227.40 FEET TO A POINT; THENCE NORTH 37 DEGREES 43 MINUTES 16 SECONDS WEST, ALONG SAID RIGHT-OF-WAY A DISTANCE OF 162.88 FEET TO A POINT; THENCE ALONG SAID RIGHT-OF-WAY, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 292.33 FEET AND AN ARC LENGTH OF 290.85 FEET SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 09 DEGREES 13 MINUTES 06 SECONDS WEST WITH A LENGTH OF 279.00 FEET TO A POINT; THENCE NORTH 19 DEGREES 14 MINUTES 44 SECONDS EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 41.90 FEET TO A POINT; THENCE ALONG SAID RIGHT-OF-WAY, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 806.61 FEET AND AN ARC LENGTH OF 266.62 FEET SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 09 DEGREES 46 MINUTES 34 SECONDS EAST WITH A LENGTH OF 265.41 FEET, TO A POINT; THENCE, LEAVING SAID RIGHT-OF-WAY OF PARK PLUS BOULEVARD, SOUTH 89 DEGREES 41 MINUTES 36 SECONDS EAST, A DISTANCE OF 225.00 FEET, TO A POINT; THENCE NORTH 00 DEGREES 18 MINUTES 24 SECONDS EAST, A DISTANCE OF 225.00 FEET TO A POINT; THENCE

NORTH 20 DEGREES 01 MINUTES 23 SECONDS EAST, A DISTANCE OF 220.01 FEET TO A POINT; THENCE NORTH 60 DEGREES 45 MINUTES 41 SECONDS EAST, A DISTANCE OF 500.84 FEET TO A POINT; THENCE NORTH 76 DEGREES 00 MINUTES 10 SECONDS EAST, A DISTANCE OF 100.07 FEET TO A POINT; THENCE NORTH 89 DEGREES 48 MINUTES 35 SECONDS EAST, A DISTANCE OF 204.31 FEET TO A POINT; THENCE NORTH 35 DEGREES 44 MINUTES 16 SECONDS EAST, A DISTANCE OF 60.93 FEET TO A POINT; THENCE SOUTH 68 DEGREES 39 MINUTES 27 SECONDS EAST (SOUTH 68 DEGREES 40 MINUTES 30 SECONDS EAST), A DISTANCE OF 77.20 (77.27) FEET TO THE POINT OF BEGINNING AND CONTAINING 18.12 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO G&C WILLOW INVESTORS, LLC BY WARRANTY DEED OF RECORD IN INSTRUMENT NO. 201012300103986, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to FRBH Willow Grove, LLC, a Delaware limited liability company of record in Instrument No. 20140724-0065996, Registers 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. Easements and setbacks shown on the Plat of record in Plat Book 4460, Page 113, Register's Office for Davidson County, Tennessee.

3. Easement of record granted to BellSouth Telecommunications, Inc. in Book 11014, Page 872; as re-recorded in Book 11038, Page 852, Register's Office for Davidson County, Tennessee.

4. Survey dated May 21, 2016, prepared by The Reasons Company, indicates that Building E crosses the 30 foot building setback line by approximately 0.5 feet.

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

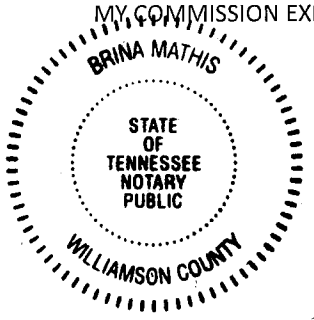
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

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).