Prepared by:

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Karen Johnson Davidson County
Batch# 457379 DEEDWARRSP
08/14/2020 11:48:30 AM 5 pgs
Fees: $28.00 Taxes: $52,626.69
20200814-0091290

After Recording Return to:

Patrick A. Brennan
Much Shelist, P.C.
191 North Wacker Drive, Suite 1800
Chicago, Illinois 60606

Grantee Address:	Map-Parcel Numbers:	Send Tax Bills To:
c/o Bond Companies Management, LLC 11601 Wilshire Boulevard, Suite 2060 Los Angeles, California 90025	120-01-0-139.00 & 120-05-0-201.00	Same as Grantee Address

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Bristol Owner LLC, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents transfers and conveys to Axis PropCo, LLC, a Delaware limited liability company, as to a 55.00000% undivided interest; Axis HoldCo, LLC, a Delaware limited liability company, as to a 32.28565% undivided interest; Factor Axis, LLC, a Delaware limited liability company, as to a 2.39701% undivided interest; BFT Axis, LLC, a Delaware limited liability company, as to a 2.39701% undivided interest; and VDM Axis, LLC, a Delaware limited liability company, as to a 7.92033% undivided interest, as tenants-in-common (collectively, "Grantee"), certain real estate in Davidson County, State of Tennessee, being more particularly described in Exhibit A (the "Real Property"), which is attached hereto and incorporated herein by reference.

Being the same property conveyed to Grantor by Bristol Ridge Apartments, LLC, a Tennessee limited liability company, of record at Instrument Number 20181119-0113380 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee and its successors and assigns in fee simple forever.

This is improved property known as "Axis Apartments" and located at 307/311 Glengarry Drive, Nashville, TN 37217.

Grantor hereby covenants with Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate, that Grantor has a good right to sell and convey the same, that the same is being transferred subject to all covenants, conditions, restrictions, easements and other matters, if any, affecting title, which appear in the public record (the "Permitted Exceptions"), and that, subject to the Permitted Exceptions, the title and quiet possession thereto Grantor will warrant and forever defend title to the Real Property against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise.

[Signatures on following pages]

IN WITNESS WHEREOF, Grantor has executed this Deed the 6th day of August 2020

GRANTOR:

BRISTOL OWNER LLC,
a Delaware limited liability company

By:_____
Name: Sean Moghavem
Title: Authorized Officer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 8-6-2020, before me, J.R. Atlas, a Notary Public, personally appeared Sean Moghavem, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

J. R. ATLAS
Notary Public - California
Los Angeles County
Commission # 2277039
My Comm. Expires Mar 5, 2023

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ Illinois)
COUNTY OF Cook)

The actual consideration or value, whichever is greater, for this transfer is Fourteen Million Two Hundred Twenty Three Thousand Four Hundred Thirty and 00/100 Dollars ($14,223,430.00). ($14,223,430.00)

Affiant

SUBSCRIBED AND SWORN TO before me, this the 12 day of August, 2020.

Notary Public

My Commission Expires: 9/3/2021

OFFICIAL SEAL
JANIECE WATERS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/03/21

EXHIBIT A TO DEED

Property Legal Description

LEGAL DESCRIPTION (AXIS LAND)

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being all of Lot 2 on the plan of Glengarry Park, Section II, of record in Plat Book 4175, Page 16, at the Register's Office for Davidson County, Tennessee; and also being part of Lot 337, Glengarry Park, Section 3, of record in Plat Book 2900, Page 25, at the Register's Office for Davidson County, Tennessee, and being more particularly, described as follows:

Beginning at an iron rod set in the westerly right-of-way line of Glengarry Drive, 70 feet in width, at a corner common with Lot "A" of on the plan of Zone Lot Division Parcel 200, Walter B. McDade, of record in Plat Book 6250, Page 966, at the Register's Office for Davidson County, Tennessee, Thence leaving the westerly right-of-way line of said Glengarry Drive with the northerly line of said Lot "A", North 56 degrees 01 minutes 44 seconds West, 119.90 feet to an existing iron rod at a corner common with Lot 335 of the Plat of Glengarry Park, Section Three, of record in Plat Book 2900, Page 25, at the Register's Office for Davidson County, Tennessee; Thence with the northerly line of said Lot 335, North 18 degrees 56 minutes 44 seconds West, 243.06 feet to an iron rod set in the northerly line of Lot 337 of said Glengarry Park Section Three; Thence with the northerly line of said Glengarry Park Section Three for the following three calls: North 60 degrees 10 minutes 13 seconds West, 138.08 feet to an existing iron rod in the northerly line of Lot 339 of said Glengarry Park, Section Three; North 45 degrees 47 minutes 35 seconds West, 1259.87 feet to an existing concrete monument at a corner common with Lots 354 and 353; North 38 degrees 25 minutes 39 seconds West, 183.04 feet to an iron rod set in the easterly line of Howard M. Baldwin, et ux, of record in Deed Book 3645, Page 451, at the Register's Office for Davidson County, Tennessee, also being Lot 173 of Glencliff Estate, Section 3, of record in Plat Book 1424, Page 1, at the Register's Office for Davidson County, Tennessee; Thence with the easterly line of said Lot 173 Glencliff Estates, North 57 degrees 12 minutes 24 seconds East, 168.28 feet to an existing iron rod at a corner common with Lot 2 of the Glengarry Park Commercial Development, Section IV, of record in Plat Book 4660, Page 55, at the Register's Office for Davidson County, Tennessee, being the property conveyed to Executive South, LLC, of record in Deed Book 11377, Page 713, at the Register's Office for Davidson County, Tennessee; Thence with the southerly line of said Glengarry Park Commercial Development, Section IV, South 45 degrees 53 minutes 58 seconds East, 1396.20 feet to an existing iron rod in the southeastern corner of Lot 1, Glengarry Park Commercial Development, Section III, of record in Plat Book 4300, Page 51, at the Register's Office for Davidson County, Tennessee, being the property conveyed to Byung Rock Woo, of record in instrument number 20020409-00437441, at the Register's Office for Davidson County, Tennessee; Thence with the easterly line of said Lot 1, Glengarry Park Commercial Development, Section III, North 44 degrees 25 minutes 00 seconds East, 43.85 feet to an existing iron rod at a corner common with Lot 1, Glengarry Park Commercial Development, Section II, of record in Plat Book 4175, Page 16, at the Register's Office for Davidson County, Tennessee, being the property conveyed to Mapco Petroleum, Inc, of record in Deed Book 7949, Page 619, at the Register's Office for Davidson County, Tennessee; Thence with the southerly line of said Lot 1 of Glengarry Park Commercial Development, Section II for the following two calls: South 45 degrees 39 minutes 10 seconds East, 140.03 feet to an existing iron rod; South 71 degrees 09 minutes 12 seconds East, 68.11 feet to an existing iron rod in the westerly right-of-way line of said Glengarry Drive; Thence with the westerly right-of-way line of Glengarry Drive for the following three calls: with a curve to the left having a radius of 281.70, a curve length of 139.27 feet, a central angle of 28 degrees 19 minutes 39 seconds and a chord bearing and distance of South 04 degrees 03 minutes 34 seconds West, 137.86 feet to an existing concrete monument, South 10 degrees 06 minutes 15 seconds East, 75.50 feet to an iron rod set; with a curve to the right having a radius of 357.20 feet, a curve length of 211.45 feet, a central angle of 33 degrees 55 minutes 01 seconds, and a chord bearing and distance of South 07 degrees 41 minutes 07 seconds West, 208.38 feet to the point of beginning, containing 355,223 square feet or 8.155 acres more or less.

Together with easements appurtenant to said property as shown on Plats in Plat Book 4300, Page 9 and Book 4175, Page 16, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the 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 state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

My commission expires: 4/21/2024

Notary's Signature

Notary's Seal (is on paper)

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202008140091290