Karen Johnson Davidson County
Batch# 483696 DEEDWARRSP
09/25/2020 12:23:30 PM 8 pgs
Fees: $43.00 Taxes: $38,850.00
20200925-0110611

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

33567-1C
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
NP 79, LLC, a Delaware limited liability company 11 Dupont Circle NW Ninth Floor Washington, DC 20036	New Owner	See Exhibit B attached hereto and incorporated herein by this reference.

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Nashville Lofts, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **NP 79, LLC, a Delaware limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").
>
> Being part of the same property conveyed to MDN, LLC, by Deed dated May 21, 2010, from Affordable Housing Resources, Inc., and J2K Builders, LLC, of record in Instrument No. 20100601-0041604 and further conveyed to Lofts RM Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed dated December 9, 2014, from MDN, LLC, a Tennessee limited liability company, of record in Instrument No. 20141223-0117585 and further conveyed to Nashville Lofts, LLC, a Tennessee limited liability company, by Quitclaim Deed dated January 16, 2020, from Lofts RM Holdings, LLC, a Tennessee limited liability company, of record in Instrument No. 20200123-0008521, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 23 day of September, 2020.

Nashville Lofts, LLC, a Tennessee limited liability company

By: _____
Name: Flynt Griffin
Its: Authorized Agent

STATE OF TENNESSEE]
COUNTY OF Knox]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Flynt Griffin, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Nashville Lofts, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Authorized Agent.

WITNESS my hand, at office, this 23 day of September, 2020.

CHARLES L. JUSTICE STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

_____
Notary Public
My Commission Expires: 4/4/2022

STATE OF TENNESSEE]
COUNTY OF Davidson]

The actual consideration or value, whichever is greater, for this transfer is $10,500,000.00.

_____
Affiant

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

JEFFREY S. BENE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: July 3, 2023

EXHIBIT A
Legal Description

Property located in the 4th councilmanic district of Nashville, Davidson County, Tennessee, being a portion of Lot 3 on the plan of Hickory Commercial Park, Section One, as of record in Plat Book 6900, Page 806, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a Mag Nail (Old) on the westerly right-of-way line of Zermatt Avenue (50 foot public right-of-way), said mag nail being the southeast corner of Rose Monte PUD - Phase Two property as conveyed to MDN, LLC of record in instrument number 20080919-0096008, Register's Office of Davidson County, Tennessee and being the northeast corner of the property herein described;

Thence, following said westerly right-of-way line of Zermatt Avenue with a curve to the left having a central angle of 21 degrees 15 minutes 52 seconds, a radius of 641.44 feet, an arc length of 238.06 feet, a tangent of 120.42 feet and a chord bearing and distance of South 00 degrees 51 minutes 16 seconds West, 236.70 feet to an Iron Rod (Old);

Thence, leaving said westerly right-of-way line of Zermatt Avenue and following a new line South 74 degrees 58 minutes 33 seconds West, 108.67 feet to an Iron Rod (Old);

Thence, South 37 degrees 23 minutes 30 seconds West, 29.44 feet to an Iron Rod (Old);

Thence, South 68 degrees 29 minutes 33 seconds West, 66.00 feet to an Iron Rod (Old);

Thence, South 21 degrees 30 minutes 27 seconds East, 16.83 feet to an Iron Rod (Old);

Thence, South 68 degrees 29 minutes 33 seconds West, 88.19 feet to an Iron Rod (Old);

Thence, South 39 degrees 30 minutes 28 seconds West, 70.67 feet to an Iron Rod (Old);

Thence, with a curve to the left having a central angle of 33 degrees 47 minutes 03 seconds, a radius of 177.00 feet, an arc length of 104.37 feet, a tangent of 53.75 feet and a chord bearing and distance of North 67 degrees 23 minutes 04 seconds West, 102.86 feet to an Iron Rod (Old);

Thence, North 84 degrees 16 minutes 35 seconds West, 71.19 feet to an Iron Rod (Old);

Thence, with a curve to the left having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet, an arc length of 39.27 feet, a tangent of 25.00 feet and a chord bearing and distance of South 50 degrees 43 minutes 25 seconds West, 35.36 feet to an Iron Rod (Old);

Thence, North 84 degrees 16 minutes 35 seconds West, 46.00 feet to an Iron Rod (Old);

Thence, North 05 degrees 43 minutes 25 seconds East, 61.00 feet to an Iron Rod (Old);

Thence, North 84 degrees 16 minutes 35 seconds West, 159.38 feet an Iron Rod (New), said rod being on the East line of property conveyed to LAT Brentwood, LLC, as of record in Instrument No. 20130729-0078688, Register's Office for Davidson County, Tennessee;

Thence, leaving said new line and following the easterly boundary of said LAT Brentwood, LLC property, North 02 degrees 36 minutes 52 seconds East, 76.48 feet to a point;

Thence, North 04 degrees 47 minutes 46 seconds East, 161.42 feet to a point;

Thence, North 08 degrees 55 minutes 33 seconds East, 213.02 feet to a point;

Thence, North 05 degrees 16 minutes 49 seconds East, 187.20 feet to a point;

Thence, North 08 degrees 16 minutes 52 seconds East, 31.96 feet to a point, said point being the southeast corner of Rose Monte PUD - Phase Two property as conveyed to MDN, LLC of record in Instrument No. 20080919-0096008, Register's Office for Davidson County, Tennessee;

Thence, leaving the easterly boundary of said LAT Brentwood, LLC property and following the southerly boundary of said MDN, LLC property, South 84 degrees 16 minutes 35 seconds East, 154.26 feet to an Iron Rod (Old);

Thence, continuing with the southern boundary of said MDN, LLC property the next 12 calls: South 05 degrees 43 minutes 25 seconds West, 413.46 feet to an Iron Rod (Old);

Thence, South 84 degrees 16 minutes 35 seconds East, 46.00 feet to a Mag Nail (Old);

Thence, North 05 degrees 43 minutes 25 seconds East, 5.00 feet to a Mag Nail (Old);

Thence, with a curve to the right having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet, an arc length of 39.27 feet, a tangent of 25.00 feet and a chord bearing and distance of North 50 degrees 43 minutes 25 seconds East, 35.36 feet to a Mag Nail (Old);

Thence, South 84 degrees 16 minutes 35 seconds East, 26.58 feet to a Mag Nail (Old);

Thence, with a curve to the left having a central angle of 25 degrees 15 minutes 47 seconds, a radius of 248.00 feet, an arc length of 109.35 feet, a tangent of 55.58 feet and a chord bearing and distance of North 83 degrees 05 minutes 31 seconds East, 108.47 feet to a Mag Nail (Old);

Thence, North 70 degrees 27 minutes 38 seconds East, 185.55 feet to an Iron Rod (Old);

Thence, with a curve to the right having a central angle of 19 degrees 36 minutes 50 seconds, a radius of 227.00 feet, an arc length of 77.71 feet, a tangent of 39.24 feet and a chord bearing and distance of North 80 degrees 16 minutes 02 seconds East, 77.33 feet to an Iron Rod (Old);

Thence, with a curve to the right having a central angle of 28 degrees 06 minutes 23 seconds, a radius of 25.00 feet, an arc length of 12.26 feet, a tangent of 6.26 feet and a chord bearing and distance of South 75 degrees 52 minutes 22 seconds East, 12.14 feet to a Mag Nail (Old);

Thence, with a curve to the left having a central angle of 22 degrees 22 minutes 27 seconds, a radius of 28.00 feet, an arc length of 10.93 feet, a tangent of 5.54 feet and a chord bearing and distance of South 73 degrees 00 minutes 24 seconds East, 10.86 feet to a Mag Nail (Old);

Thence, with a curve to the left having a central angle of 03 degrees 47 minutes 46 seconds, a radius of 222.00 feet, an arc length of 14.71 feet, a tangent of 7.36 feet and a chord bearing and distance of South 82 degrees 17 minutes 45 seconds East, 14.71 feet to a Mag Nail (Old);

Thence, with a curve to the right having a central angle of 91 degrees 53 minutes 03 seconds, a radius of 25.00 feet, an arc length of 40.09 feet, a tangent of 25.84 feet and a chord bearing and distance of South 34 degrees 27 minutes 20 seconds East, 35.93 feet to the Point of Beginning.

Containing 275,018 square feet or 6.31 acres.

The foregoing description being derived from the ALTA/NSPS Land Title Survey of Rose Monte, Phase III by Wamble & Associates, PLLC, Jack Whitson, Tennessee R.L.S. #1732, dated September 10, 2020, revised September 15, 2020, revised September 18, 2020, last revised September 22, 2020 as W&A File No.: 1016-0120.

Included in the above-described property, but described separately here for purposes of clarity are the following:

BEING those certain Condominium Apartments in Davidson County, Tennessee, being Unit Nos. 301 through and including 352, as specified on the Plat shown in the Declaration, on the Plan of Rose Monte Phase III Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Rose Monte Phase III Condominiums, of record in Instrument No. 20151007-0102298, as Amended in Instrument No. 20160922-0099746, and as further Amended in Instrument No. ____202009250110609_____, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in said Master Deed. Reference is hereby made to the Plan of Rose Monte Phase III Condominiums, for placement of Units, as shown on Exhibit "B" to the Master Deed of record in Instrument No. 20151007-0102298, said Register's Office, for a more complete identification and description of such Unit.

Together with the beneficial easement rights in and to the use of Lausanne Drive, a private drive, where it adjoins the northern boundary of the property and common areas described above as Tract I, as further described in Easement Agreement recorded as Instrument No. ___202009250110607_____, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Encumbrances

Rights of tenants in possession, as tenants only, pursuant to unrecorded leases, without rights of first refusal or purchase options.

Matters as shown on the ALTA/NSPS Land Title Survey of Rose Monte P.U.D., Phase 4 & 5 by Wamble & Associates, PLLC, Jack Whitson, Tennessee R.L.S. #1732, dated September 10, 2020, revised September 15, 2020, revised September 18, 2020, last revised September 22, 2020 as W&A File No.: 1016-0220

Master Deed and By-Laws of RoseMonte Townhomes, of record in Instrument No. 20051117-0138877 and as amended in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee, including without limitation, any obligation to contribute to the maintenance of Lausanne Drive and/or Steffisburg Drive, which provide access to the insured property.

All matters shown on the Plan of record in Book 6250, Page 763, and Surveyor's Certificate of Correction of record in Book 6749, Page 640, and in Book 6900, Page 806, Register's Office for Davidson County, Tennessee.

All matters shown on the Boundary Plat of record in Instrument No. 20021107-0137236, Register's Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150707-0065555 and Instrument No. 20170920-0096408, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20150708-0065976, Register's Office for Davidson County, Tennessee.

The Plan of record as set out on Exhibit "B" to the Declaration of record in Instrument No. 20151007-0102298, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

The Property herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Declaration establishing a Horizontal Property Regime of Rose Monte Phase III Condominium of record in Instrument No. 20151007-0102298, as Amended in Instrument No. 20160922-0099746, and as further Amended in Instrument No. ____202009250110609_____, Register's Office for Davidson County, Tennessee.

Terms and conditions set out in Easement Agreement, recorded as Instrument No. _____202009250110607_____, Register's Office for Davidson County, Tennessee.

Taxes for the year 2020 and subsequent years, not yet due and payable. Map and Parcel:

161-15-0-C-301-00CO	Unit 301	3705 Lausanne Drive
161-15-0-C-302-00CO	Unit 302	3707 Lausanne Drive
161-05-0-C-303-00CO	Unit 303	3709 Lausanne Drive
161-15-0-C-304-00CO	Unit 304	3711 Lausanne Drive
161-15-0-C-305-00CO	Unit 305	3713 Lausanne Drive
161-15-0-C-306-00CO	Unit 306	3715 Lausanne Drive
161-15-0-C-307-00CO	Unit 307	3717 Lausanne Drive
161-15-0-C-308-00CO	Unit 308	3719 Lausanne Drive
161-15-0-C-309-00CO	Unit 309	3723 Lausanne Drive
161-15-0-C-310-00CO	Unit 310	3725 Lausanne Drive
161-15-0-C-311-00CO	Unit 311	3727 Lausanne Drive
161-15-0-C-312-00CO	Unit 312	3729 Lausanne Drive
161-15-0-C-313-00CO	Unit 313	3731 Lausanne Drive
161-15-0-C-314-00CO	Unit 314	3733 Lausanne Drive
161-15-0-C-315-00CO	Unit 315	3551 Steffisburg Drive
161-15-0-C-316-00CO	Unit 316	3553 Steffisburg Drive
161-15-0-C-317-00CO	Unit 317	3555 Steffisbug Drive
161-15-0-C-318-00CO	Unit 318	3557 Steffisburg Drive
161-15-0-C-319-00CO	Unit 319	3559 Steffisburg Drive
161-15-0-C-320-00CO	Unit 320	3561 Steffisburg Drive
161-15-0-C-321-00CO	Unit 321	3770 Steffisburg Drive
161-15-0-C-322-00CO	Unit 322	3768 Steffisburg Drive
161-15-0-C-323-00CO	Unit 323	3766 Steffisburg Drive
161-15-0-C-324-00CO	Unit 324	3764 Steffisburg Drive
161-15-0-C-325-00CO	Unit 325	3762 Steffisburg Drive
161-15-0-C-326-00CO	Unit 326	3760 Steffisburg Drive
161-15-0-C-327-00CO	Unit 327	3758 Steffisburg Drive
161-15-0-C-328-00CO	Unit 328	3756 Steffisburg Drive
161-15-0-C-329-00CO	Unit 329	3748 Steffisburg Drive # 708
161-15-0-C-330-00CO	Unit 330	3748 Steffisburg Drive # 710

161-15-0-C-331-00CO	Unit 331	3748 Steffisburg Drive # 712
161-15-0-C-332-00CO	Unit 332	3748 Steffisburg Drive # 707
161-15-0-C-333-00CO	Unit 333	3748 Steffisburg Drive # 709
161-15-0-C-334-00CO	Unit 334	3748 Steffisburg Drive # 711
161-15-0-C-335-00CO	Unit 335	3748 Steffisburg Drive # 702
161-15-0-C-336-00CO	Unit 336	3748 Steffisburg Drive # 704
161-15-0-C-337-00CO	Unit 337	3748 Steffisburg Drive # 706
161-15-0-C-338-00CO	Unit 338	3748 Steffisburg Drive # 701
161-15-0-C-339-00CO	Unit 339	3748 Steffisburg Drive # 703
161-15-0-C-340-00CO	Unit 340	3748 Steffisburg Drive # 705
161-15-0-C-341-00CO	Unit 341	2348 Zermatt Avenue
161-15-0-C-342-00CO	Unit 342	2346 Zermatt Avenue
161-15-0-C-343-00CO	Unit 343	2344 Zermatt Avenue
161-15-0-C-344-00CO	Unit 344	2342 Zermatt Avenue
161-15-0-C-345-00CO	Unit 345	2340 Zermatt Avenue
161-15-0-C-346-00CO	Unit 346	2338 Zermatt Avenue
161-15-0-C-347-00CO	Unit 347	2336 Zermatt Avenue
161-15-0-C-348-00CO	Unit 348	2334 Zermatt Avenue
161-15-0-C-349-00CO	Unit 349	2332 Zermatt Avenue
161-15-0-C-350-00CO	Unit 350	2330 Zermatt Avenue
161-15-0-C-351-00CO	Unit 351	2328 Zermatt Avenue
161-15-0-C-351-00CO	Unit 352	2326 Zermatt Avenue

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023

