Karen Johnson Davidson County
Batch# 512686 DEEDWARRSP
11/09/2020 03:36:30 PM 7 pgs
Fees: $38.00 Taxes: $48,100.00
20201109-0131866

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (DMS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Tax Map/Parcel IDs:
Circle South Residential (TN) LLC 424 Church Street, Suite 2100 Nashville, TN 37219	Same	Parcel No. 093-10-0-057.00 Parcel No. 093-14-0-595.00 Parcel No. 093-14-0-203.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **CIRCLE SOUTH PARTNERS, LLC**, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey, unto **CIRCLE SOUTH RESIDENTIAL (TN) LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, the following described real property, to wit:

> ALL THOSE TRACTS OR PARCELS of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH all improvements situated thereupon and/or related thereto (the "Improvements"), and all rights, privileges, and easements, if any, appurtenant to and/or serving the Land and/or the Improvements (the Land, the Improvements and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Land and Improvements and with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered by matters arising by, through or under Grantor, except for the matters described on Exhibit B attached hereto.

Grantor further covenants and binds itself to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor (but not further or otherwise), except for claims arising out of the matters described on Exhibit B attached hereto.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed effective as of this 2nd day of November, 2020.

GRANTOR:

CIRCLE SOUTH PARTNERS, LLC,
a Delaware limited liability company

By: _____
Name: Joel David Byerley
Its: Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Joel David Byerley, the Manager of Circle South Partners, LLC, a Delaware limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as Manager executed the foregoing instrument for the purposes therein expressed and contained, by signing the name of the limited liability company as such Manager.

Witness my hand and official seal this 2nd day of November, 2020.

My Commission Expires:

10-2-23

_____
Notary Public

MATT RIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration for this transfer, or value of the property conveyed (whichever is greater) is $13,000,000.00.

Affiant

Sworn to and subscribed before me,
this 2nd day of November, 2020.

NOTARY PUBLIC

My Commission Expires: 10-2-23

MATT RIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

Legal Description of Property

TRACT 1: MAP/PARCEL: 09314059500 & 09310005700

BEING LOT NO. 1 ON THE PLAN OF LOFTIS SUBDIVISION OF RECORD IN PLAT BOOK 11190, PAGE 20, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND IN THE 19TH COUNCIL DISTRICT OF DAVIDSON COUNTY, CITY OF NASHVILLE, TENNESSEE. BEING PARCEL 57 AS SHOWN ON DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 93-10. BEING BOUNDED ON THE NORTH BY THE RIGHT-OF-WAY (R/W) OF ALLEY #139 (15' PUBLIC RIGHT-OF-WAY); ON THE WEST BY THE R/W OF 8TH AVENUE SOUTH (50' PUBLIC R/W), ON THE EAST BY THE R/W OF ALLEY #142 (15' PUBLIC R/W), AND ON THE SOUTH BY THE 8TH SOUTH DEVELOPMENTS, LLC PROPERTY OF RECORD INSTRUMENT NUMBER 20170314-0025119 RECORDS OFFICE OF DAVIDSON COUNTY TENNESSEE (R.O.D.C.T.), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING A POINT IN THE EASTERLY R/W OF 8TH AVENUE BEING THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE LEAVING SAID R/W AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 16.40 FEET, A CENTRAL ANGLE OF 93 DEGREES 56 MINUTES 26 SECONDS, AND A CHORD BEARING AND LENGTH OF NORTH 44 DEGREES 59 MINUTES 24 SECONDS EAST, 14.62 FEET TO A ½" IRON ROD (OLD) IN THE SOUTHERLY R/W OF ALLEY #139; THENCE WITH ALLEY #139 SOUTH 88 DEGREES 02 MINUTES 54 SECONDS EAST, 117.40 FEET TO A P.K. NAIL (OLD); THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 15.15 FEET, A CENTRAL ANGLE OF 86 DEGREES 47 MINUTES 10 SECONDS, AND A CHORD BEARING AND LENGTH OF SOUTH 44 DEGREES 40 MINUTES 27 SECONDS EAST, 13.74 FEET TO A POINT IN THE WESTERLY R/W OF ALLEY #142; THENCE WITH ALLEY #142 SOUTH 01 DEGREES 18 MINUTES 00 SECONDS EAST, 50.85 FEET TO A ¾" IRON ROD (OLD) BEING THE NORTHEAST CORNER OF THE SAID 8TH SOUTH DEVELOPMENT PROPERTY; THENCE LEAVING ALLEY #142 NORTH 87 DEGREES 55 MINUTES 30 SECONDS WEST, 136.87 FEET TO A POINT IN THE EASTERLY R/W OF 8TH AVENUE; THENCE WITH 8TH AVENUE NORTH 01 DEGREES 58 MINUTES 19 SECONDS WEST, 49.34 FEET TO THE POINT OF BEGINNING.

AND

BEING LOT NO. 2 ON THE PLAN OF LOFTIS SUBDIVISION OF RECORD IN PLAT BOOK 11190, PAGE 20, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND IN THE 19TH COUNCIL DISTRICT OF DAVIDSON COUNTY, CITY OF NASHVILLE, TENNESSEE. BEING PARCEL 595 AS SHOWN ON DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 93-14. BEING BOUNDED ON THE SOUTH BY THE RIGHT-OF-WAY (R/W) OF DREXEL AVENUE (50' PUBLIC RIGHT-OF-WAY); ON THE WEST BY THE R/W OF 8TH AVENUE SOUTH (50' PUBLIC R/W), ON THE EAST BY THE R/W OF ALLEY #142 (15' PUBLIC R/W), AND ON THE NORTH BY THE 8TH SOUTH DEVELOPMENTS, LLC PROPERTY OF RECORD INSTRUMENT

NUMBER 20170314-0025119 RECORDS OFFICE OF DAVIDSON COUNTY TENNESSEE (R.O.D.C.T.), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING A POINT IN THE EASTERLY R/W OF 8TH AVENUE BEING THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE LEAVING SAID R/W SOUTH 87 DEGREES 55 MINUTES 30 SECONDS EAST, 136.87 FEET TO A 3/4" IRON ROD (OLD) IN THE WESTERLY R/W OF ALLEY #142; THENCE WITH ALLEY #142 SOUTH 01 DEGREES 17 MINUTES 11 SECONDS EAST, 121.14 FEET TO A ½" IRON ROD (OLD); THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 15.55 FEET, A CENTRAL ANGLE OF 89 DEGREES 06 MINUTES 26 SECONDS, AND A CHORD BEARING AND LENGTH OF SOUTH 43 DEGREES 38 MINUTES 34 SECONDS WEST, 14.03 FEET TO A ½" IRON ROD (OLD) IN THE NORTHERLY R/W OF DREXEL AVENUE; THENCE WITH DREXEL AVENUE SOUTH 88 DEGREES 29 MINUTES 04 SECONDS WEST, 100.20 FEET TO A POINT; THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.86 FEET, A CENTRAL ANGLE OF 89 DEGREES 02 MINUTES 59 SECONDS, AND A CHORD BEARING AND LENGTH OF NORTH 47 DEGREES 07 MINUTES 37 SECONDS WEST, 35.06 FEET TO A P.K. NAIL (OLD) IN THE EASTERLY R/W OF 8TH AVENUE; THENCE WITH 8TH AVENUE NORTH 01 DEGREES 58 MINUTES 19 SECONDS WEST, 115.08 FEET TO THE POINT OF BEGINNING.

TRACT 2: Map/Parcel: 09314020300

BEING LOT NO. 24 ON THE PLAN OF O. EWING'S ADDITION OF RECORD IN PLAT BOOK 21, PAGE 120, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND IN THE 19TH COUNCIL DISTRICT OF DAVIDSON COUNTY, CITY OF NASHVILLE, TENNESSEE. BEING PARCEL 203 AS SHOWN ON DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 93-14. BEING BOUNDED ON THE NORTH BY THE RIGHT-OF-WAY (R/W) OF ALLEY #139 (15' PUBLIC RIGHT-OF-WAY); ON THE WEST BY THE R/W OF ALLEY #142 (15' PUBLIC R/W), ON THE SOUTH BY THE R/W OF DREXEL AVENUE (50' PUBLIC R/W), AND ON THE EAST BY THE SMITH & WEST INC. PROPERTY OF RECORD INSTRUMENT NUMBER 20010214-0014360 RECORDS OFFICE OF DAVIDSON COUNTY TENNESSEE (R.O.D.C.T.), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING A P.K. NAIL (NEW) IN THE EASTERLY R/W OF ALLEY #142 AND THE SOUTHERLY R/W OF ALLEY #139 BEING THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE WITH ALLEY #139 SOUTH 88 DEGREES 02 MINUTES 54 SECONDS EAST, 66.00 FEET TO A P.K. NAIL (NEW) BEING THE NORTHWEST CORNER OF THE SAID SMITH & WEST PROPERTY; THENCE LEAVING ALLEY #139 SOUTH 01 DEGREES 19 MINUTES 57 SECONDS EAST, 186.44 FEET TO A P.K. NAIL (NEW) IN THE NORTHERLY R/W OF DREXEL AVENUE; THENCE WITH DREXEL AVENUE SOUTH 88 DEGREES 29 MINUTES 15 SECONDS WEST, 66.00 FEET TO A RAILROAD SPIKE (OLD) IN THE EASTERLY R/W OF ALLEY #142; THENCE WITH ALLEY #142 NORTH 01 DEGREES 18 MINUTES 00 SECONDS WEST, 190.43 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CIRCLE SOUTH PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED FROM 7D Developments LLCOF RECORD IN INSTRUMENT NO. 20180925-0094663, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Exhibit "B"

Permitted Exceptions

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

2. Plan of record in Plat Book 11190, page 20, in the Register's Office for Davidson County, TN

3. Easement of record in Book 3984, page 978, in said Register's Office

4. Restrictive Covenants of record in Instrument No. 20020626-0076795; Instrument No. 20050124-0008719; Instrument No. 20130903-0092714 and Instrument No. 20130903-0092715 in said Register's Office.

Tennessee Certification of Electronic Document

I, Teresa Beardsley, 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.

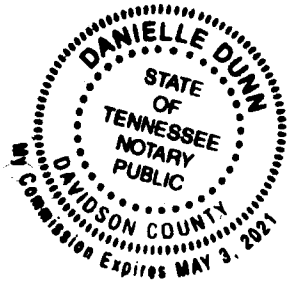
Teresa Beardsley
Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Danielle Dunn, a notary public for said county and state, **TERESA BEARDSLEY**, who acknowledged that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Danielle Dunn
Notary Signature

My Commission Expires: May 3, 2021



(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).

SA0241
00569731