Karen Johnson Davidson County
Batch# 514177 DEEDWARRSP
11/10/2020 04:01:19 PM 3 pgs
Fees: $18.00 Taxes: $9,250.00
20201110-0132818

FROM: University City Flats, LLC

TO: Jefferson Flats, LLC and Jefferson Flats Manager, LLC

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
Jefferson Flats, LLC and Jefferson Flats Manager, LLC 225 Gentry Ave Nashville, TN 37206	(same)	Map 92-2 Parcel 462

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, J. Steven Kirkham, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $2,500,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of November, 2020.

JEANETTE L. RAMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Comm. Expires: 3/7/23

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, University City Flats, LLC, a Tennessee limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Jefferson Flats, LLC, a Delaware limited liability company, as to an undivided 83% interest, and Jefferson Flats Manager, LLC, a Delaware limited liability company, as to an undivided 17% interest, as tenants in common, hereinafter called "GRANTEE", their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 1 on the Plan of Final Plat of Jefferson Arms Apartments of record in Instrument No. 20070508-0055159, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to University City Flats, LLC, a Tennessee limited liability company, by deed from Del Real Estate, LLC, a Florida limited liability company, of record as Instrument No. 20151001-0099839, Register's Office for said County.

This is improved property located at 2714 Jefferson Street, Nashville, Tennessee 37208.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below:

1. Metro Nashville Davidson County Taxes for 2020 and subsequent years.

2. All matters shown on the plan of record as Instrument No, 20070508-0055159, said Register's Office.

3. Agreement for fence, of record in Book 6159, page 518, said Register's Office.

4. Permanent and temporary easements as set forth in the Agreement for Dedication of Easement, of record as Instrument No. 20160126-0113308, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under GRANTOR, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS its hand this 18th day of Nov., 2020.

UNIVERSITY CITY FLATS, LLC, a Tennessee limited liability company

By: _____
Dwayne J. Wootson, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Dwayne J. Wootson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of University City Flats, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 10th day of Nov., 2020.

NOTARY PUBLIC

My Commission Expires: 3/7/23

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.