True Copy Certification

I, Jill Anderson Blanco, 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.

Signature

State of Florida

County of Miami-Dade

Personally appeared before me, Jane Ann Hernandez a notary public for this county and state, Jill Anderson Blanco who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8/21/2023
Notary's Seal

JANE ANN HERNANDEZ
Notary Public - State of Florida
Commission # GG 906174
My Comm. Expires Aug 21, 2023
Bonded through National Notary Assn.

Karen Johnson Davidson County
Batch# 521908 DEEDWARRSP
11/30/2020 08:43:30 AM 6 pgs
Fees: $33.00 Taxes: $38,850.00
20201130-0138693

This instrument prepared by:
Melissa J. Perignat, Esq.
Holt Ney Zatcoff & Wasserman, LLP
100 Galleria Pkwy., Ste. 1800
Atlanta, Georgia 30339

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LMC TOWNE PROPERTY OWNER, LLC, a Delaware limited liability company	Same	Map/Parcel: 08108035400; 08108053500
700 N.W. 107th Avenue, Suite 400		
Miami, Florida 33172		

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **LMC 808 GATEWAY HOLDINGS, LLC**, a Delaware limited liability company ("***Grantor***") has this day bargained and sold, and does hereby transfer and convey unto the said **LMC TOWNE PROPERTY OWNER, LLC**, a Delaware limited liability company ("***Grantee***"), its successors, heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

Land located in Davidson County, Tennessee, described as follows:

LOT 1 OF CONSOLIDATION OF GATEWAY GERMANTOWN, ACCORDING TO THE PLAT THEREOF AS RECORDED ON SEPTEMBER 6, 2019, AT INSTRUMENT #20190906-0090133, IN THE PUBLIC RECORDS OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. LESS AND EXCEPT PORTIONS OF THE PROPERTY DEDICATED AS ROAD RIGHT OF WAYS SHOWN ON LOT 1 OF THE CONSOLIDATION OF GATEWAY GERMANTOWN PLAT, INSTRUMENT #20190906-0090133, IN THE PUBLIC RECORDS OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to LMC 808 Gateway Holdings, LLC, a Delaware limited liability company by Special Warranty Deed of record in Instrument No. 20190910-0091537, Register's Office for Davidson County, Tennessee.

Map/Parcel 08108035400
Map/Parcel 08108053500

This is (Check One) unimproved (X) / improved ( ) property, known as: 808 Garfield Street, Nashville, Tennessee 37208

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever; and we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

See Exhibit "A" attached hereto and incorporated herein by reference.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor, but no further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

(SIGNATURES ON NEXT PAGE)

IN WITNESS WHEREOF, Grantor has hereunto set its hand this 18th day of November, 2020.

LMC 808 GATEWAY HOLDINGS, LLC,
a Delaware limited liability company

By: LMC 808 Gateway Investor, LLC, a Delaware limited liability company, its sole member

By: Lennar MF Holdings, LLC, a Delaware limited liability company, its sole member

By: Lennar Multifamily Communities, LLC, a Delaware limited liability company, its sole member

By: _____
Christopher Cassidy, Vice President

STATE OF GEORGIA

COUNTY OF FULTON

Personally appeared before me, Charlotte Lynn Cottrell, a Notary Public in and for said County and State, **Christopher Cassidy,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of Lennar Multifamily Communities, LLC, a Delaware limited liability company, sole member of Lennar MF Holdings, LLC, a Delaware limited liability company, sole member of LMC 808 Gateway Investor, LLC, a Delaware limited liability company, sole member of LMC 808 Gateway Holdings, LLC, a Delaware limited liability company and being authorized, executed this instrument on behalf of LMC 808 Gateway Holdings, LLC, a Delaware limited liability company.

Witness my hand, at office in Atlanta, Ga, this 17th day of November 2020.

Charlotte Lynn Cottrell
Notary Public

My Commission Expires: 5-8-22

CHARLOTTE LYNN COTTRELL
NOTARY PUBLIC
FORSYTH COUNTY, GEORGIA
MY COMMISSION EXPIRES
MAY 8, 2022

STATE OF Florida
COUNTY OF Miami-Dade

The actual consideration for this transfer is $10,500,000.00.

Affiant Mario Fernandez

Subscribed and sworn to before me this 18 day of November, 2020.

JILL ANDERSON BLANCO
MY COMMISSION # GG 223226
EXPIRES: May 30, 2022
Bonded Thru Notary Public Underwriters

(Affix Seal) *Notary Public* Jill Anderson

My commission expires: 5/30/22

EXHIBIT "A"

1. Taxes for the year 2021, a lien, not yet due and payable.

2. Easement Agreement between Roadmaster, GP and TLC Properties, Inc. of record as **Instrument No. 20160321-0026541**, Register's Office of Davidson County, Tennessee.

3. All matters shown on the Plan of record as **Instrument Number 20190906-0090133**, Register's Office of Davidson County, Tennessee.

4. Notice of Land Use Restrictions of record in **Instrument Number 20200210-0014754**, in the Register's Office for Davidson County, Tennessee.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as **Instrument No. 20200827-0097069**, in the Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record as **Instrument No. 20200827-0097080**, in the Register's Office for Davidson County, Tennessee.

7. All matters set forth on that certain ALTA/NSPS Land Title Survey dated November 9, 2020, prepared by Barge Design Solutions, pursuant to job number 3605407.