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Karen Johnson Davidson County
Batch# 523675 DEEDWARRSP
12/03/2020 09:52:01 AM 7 pgs
Fees: $38.00 Taxes: $91,020.00

20201203-0140361

This Instrument Prepared By:
Varnum LLP
101 N. Main St, Suite 525
Ann Arbor, Michigan 48104

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
5319 NOLENSVILLE PIKE LLC c/o GVA Pro LLC 500 W. 2nd St. Suite 1900 #29 Austin, Texas 78701	5319 NOLENSVILLE PIKE LLC c/o GVA Pro LLC 500 W. 2nd St. Suite 1900 #29 Austin, Texas 78701
Map & Parcel Nos.: 161-00-0-141.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, THE VISTAS GENERAL PARTNERSHIP, a Tennessee General Partnership ("Grantor"), has bargained and sold, and does hereby transfer and convey unto 5319 NOLENSVILLE PIKE LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, certain tracts of land located in Davidson County, Tennessee and described as follows (the "Property"):

See Exhibit A

This is improved property commonly known as 5319 NOLENSVILLE PIKE, NASHVILLE, TENNESSEE.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 30th day of November 2020.

THE VISTAS GENERAL PARTNERSHIP,
a Tennessee General Partnership

By: _____
Name: S. Anthony Azar
Its: Authorized Signatory

STATE OF North Carolina)
COUNTY OF Gaston)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, S. Anthony Azar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Signatory for The Vistas General Partnership, a Tennessee General Partnership, (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

WITNESS my hand and seal at office this 30th day of November 2020.

_____
Notary Public

My Commission Expires:

11-3-2023

ASHLEY ADAMS
Notary Public
Gaston
County
NORTH CAROLINA

[*Special Warranty Deed Signature Page*]

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 24,600,000.00

Affiant _____

Subscribed and sworn to before me this 18th day of ~~November~~ December 2020.

My Commission Expires:

_____

_____
Notary Public

AMANDA VOGEL
Notary Public, State of Texas
Comm. Expires 07-26-2022
Notary ID 131657704

Exhibit A

Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

VISTAS:

PARCEL ONE (Fee Parcel):

LAND IN DAVIDSON COUNTY, TENNESSEE. BEING PART OF LOT NO. 1 ON THE PLAT OF THE TIMBERS AS OF RECORD IN BOOK 4460, PAGE 109, REGISTER'S OFFICE FOR SAID COUNTY. LOCATED GENERALLY ON THE WEST SIDE OF NOLENSVILLE ROAD. NORTH OF OLD HICKORY BOULEVARD, ACCORDING TO AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY H & H LAND SURVEYING, INC. DATED APRIL 29, 2009, STEPHEN P. MCCLANNAHAN, TN R.L.S. NO. 772. 612-A FITZHUGH BOULEVARD, SMYRNA, TENNESSEE, BEARING JOB NUMBER 85-260 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A HIGHWAY MONUMENT (O) IN THE WEST MARGIN OF NOLENSVILLE ROAD, SAID POINT BEING IN THE SOUTHEAST CORNER OF KINGSWOOD PARK SUBDIVISION. AS OF RECORD IN BOOK 2900. PAGE 70. AND SAID POINT BEING 435.75 FEET SOUTH OF THE CENTERLINE OF BREWER DRIVE; THENCE ALONG THE WEST MARGIN OF NOLENSVILLE ROAD S 14 DEGREES 05 MINUTES 00 SECONDS E A DISTANCE OF 210.00 FEET TO A P.K. NAIL (O); THENCE N 83 DEGREES 59 MINUTES 00 SECONDS W A DISTANCE OF 532.44 FEET TO A P.K NAIL (O); THENCE S 14 DEGREES 12 MINUTES 36 SECONDS E A DISTANCE OF 431.74 FEET TO A CONCRETE MONUMENT (O); THENCE N 88 DEGREES 35 MINUTES 41 SECONDS W A DISTANCE OF 616.05 FEET TO AN IRON PIN (O); THENCE S 80 DEGREES 52 MINUTES 01 SECONDS W A DISTANCE OF 241.28 FEET TO A IP (O); THENCE N 44 DEGREES 11 MINUTES 57 SECONDS W A DISTANCE OF 220.47 FEET TO A IP (O): THENCE N 51 DEGREES 53 MINUTES 15 SECONDS E A DISTANCE OF 184.93 FEET TO A IP (O): THENCE N 27 DEGREES 13 MINUTES 02 SECONDS W. 252.81 FEET TO A IP (O): THENCE N 18 DEGREES 17 MINUTES 59 SECONDS W A DISTANCE OF 193.76 FEET TO A IP (O); THENCE N 00 DEGREES 57 MINUTES 40 SECONDS E A DISTANCE OF 57.31 FEET TO A CONCRETE MONUMENT (O); THENCE S 83 DEGREES 58 MINUTES 54 SECONDS E A DISTANCE OF 1418.02 FEET TO THE POINT OF BEGINNING, CONTAINING 15.674 ACRES, MORE OR T FSS AS CALCULATED BY THE ABOVE BEARING AND DISTANCES WHICH WERE DETERMINED WITHIN THE PRECISION REQUIREMENTS OF THE 2005 MINIMUM STANDARD DETAIL REQUIREMENTS FOR AN A.LTA/ACSM LAND TITLE SURVEY.

PARCEL TWO:

TOGETHER WITH THAT PRIVATE ROADWAY EASEMENT FOR INGRESS AND EGRESS SET FORTH IN THAT DEED OF EASEMENTS OF RECORD IN BOOK 5539. PAGE 503 IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, AS AMENDED BY FIRST AMENDMENT TO DEED OF EASEMENTS OF RECORD IN

INSTRUMENT NO. 20040203-001305, SAID REGISTER'S OFFICE.

PARCEL THREE:

TOGETHER WITH THAT FENCE EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF A FENCE AND LIGHTPOLE SET FORTH IN THAT DEED OF EASEMENTS OF RECORD AS INSTRUMENT #20040203-0013014, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

THE FOLLOWING IS FOR INFORMATIONAP PURPOSES ONLY:

PROPERTY ADDRESS:
5319 NOLENSVILLE
LOT #1
DAVIDSON COUNTY, TN
161-00-0-141

Exhibit B

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

2. Rights or claims of parties in possession not shown by the public records.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

4. Easements, or claims of easements, not shown by the public records.

5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

6. Taxes or special assessments which are not shown as existing liens by the public records.

7. Taxes for the year 2020, a lien due and payable, but not delinquent.

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

9. Subject to all matters shown on the Plan of record in Plat Book 4460, Page 109, Register's Office for Davidson County, Tennessee.

10. Easement to First Suburban Water utility District of Davidson County, Tennessee (Radnor Water District) of record in Book 4670, Page 26, in the Register's Office for Davidson County, Tennessee; shown on the Survey dated October 7, 2020, prepared by Robert J. Winicki, TN RLS# 3317 of Blew & Associates, P.A.

11. Deed of Easements of record in Book 5539, Page 503, as amended in Instrument Number 20040203-0013015, in the Register's Office for Davidson County, Tennessee; shown on the Survey dated October 7, 2020, prepared by Robert J. Winicki, TN RLS# 3317 of Blew & Associates, P.A.

12. Right of Way Easement to South Central Bell Telephone Company of record in Book 8414, Page 948, in the Register's Office for Davidson County, Tennessee; shown on the Survey dated October 7, 2020, prepared by Robert J. Winicki, TN RLS# 3317 of Blew & Associates, P.A.

13. Limited Use Agreement of record in Instrument Number 20020522-0062589, in the Register's Office for Davidson County, Tennessee.

14. Easement Agreement of record in Instrument Number 20040203-0013014, in the Register's Office for Davidson County, Tennessee; shown on the Survey dated October 7, 2020, prepared by Robert J. Winicki, TN RLS# 3317 of Blew & Associates, P.A.

15. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20110301-0016526 and 20170717-0071697, in the Register's Office for Davidson County, Tennessee; shown on the Survey dated October 7, 2020, prepared by Robert J. Winicki, TN RLS# 3317 of Blew & Associates, P.A.

16. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

17. The following matters, as shown on survey prepared by Kevin A. Edmonson, TN RLS No. 1515, dated October 24, 2011, last revised January 11, 2018 and identified as "The Vistas Apartment Homes":

    a. 44' Minimum Building Setback Line
    b. 10' Minimum Building Setback Line
    c. Possible Fence Encroachment on adjacent property and/or Ocala Drive right-of-way
    d. 20' Minimum Building Setback Line
    e. 1' Building Encroachment from adjacent property
    f. 2.8' Fence Encroachment from adjacent property

18. All matters as shown on Survey No. 20-09-042:002, prepared by Robert J. Winnicki, TN RLS# 3317, dated October 7, 2020, including but not limited to the following:

    a. Fence appears to encroach over property line by as much as 9.17'
    b. Building appears to encroach over sanitary sewer easement by as much as 1.4'.