Karen Johnson Davidson County
Batch# 536100 DEEDWARRSP
12/16/2020 03:10:30 PM 5 pgs
Fees: $28.00 Taxes: $33,767.70
20201216-0148948

This instrument was prepared by:
Kelly L. Worman
Worman Law Group, PLLC
2000 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Reservoir Zone 4 LLC 4242 Six Forks Road, Suite 820 Raleigh, North Carolina 27609	Reservoir Zone 4 LLC 4242 Six Forks Road, Suite 820 Raleigh, North Carolina 27609	10505057800

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, PARK AT HILLSIDE, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **RESERVOIR ZONE 4 LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A.**

This is improved property located at 1201 Hillside Avenue, 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.

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.

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.

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is $9,126,403.95.

Fidelity National Title Ins. Co.

Affiant

Subscribed and sworn to me this 15 day of December, 2020.

NOTARY PUBLIC
My Commission Expires: 08-24-2024

LISA FARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 15 day of December, 2020.

GRANTOR:

PARK AT HILLSIDE, LLC, a
Tennessee limited liability company

By: EdgeHill Investors, LLC
Its: Member

By: EdgeHill Investors Manager, LLC
Its: Manager

By: _____
Benjamin M. Brewer, its Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named Benjamin M. Brewer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Vice President of EdgeHill Investors Manager, LLC, which is the Manager of EdgeHill Investors, LLC, which is the Member of Park at Hillside, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company in his capacity as Vice President.

Witness my hand and seal, at office this 10th day of December, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 11-6-24

STEPHANIE COCHRAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of The Park at Hillside, Resubdivision of Lot 1 Edgehill Estates, Section One, Resubdivision of Lot 2, of record in Plat Instrument No. 20191106-0114717, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Park at Hillside LLC, a Tennessee limited liability company by deed of record in Instrument No. 20191119-0119071, Register's Office for Davidson County, Tennessee.

EXHIBIT B

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

2. Declaration of Land Use Restrictive Covenants of record in Instrument No. 200012270126090, Register's Office for Davidson County, Tennessee as affected by Partial Release of Liens and Obligations of record in 20180321-0026720; Assignment and Assumption of Land Use Restrictive Covenants and Regulatory Agreement of record as Instrument No. 201308300091944, Register's Office for Davidson County, Tennessee.

3. Easement reserved in Ordinance #69-781 and of record in Book 4346, Page 878, in the Register's Office for Davidson County, Tennessee.

4. Easement reserved in Ordinance #98-1234.

5. Cable Television Easement and Maintenance Agreement of record in Instrument Number 200004180038818, in the Register's Office for Davidson County, Tennessee.

6. Grant of Easement to Comcast of Nashville I, LLC of record as Instrument No. 201509110092391, Register's Office for Davidson County, Tennessee.

7. Declaration of Easements, Covenants and Restrictions, executed by Park at Hillside, LLC of even date herewith.

8. Matters shown on plat of record as Instrument No. 201911060114717, Register's Office for Davidson County, Tennessee.

9. Restrictions as of record in Deed Book 4347, Page 435 and Deed Book 6282, Page 777, in the Register's Office for Davidson County, Tennessee.

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.

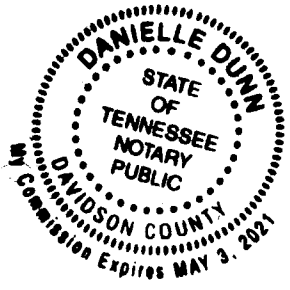
Teresa Beardsley
Signature

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).

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