THIS INSTRUMENT PREPARED BY:
PETRINA M. MARKOWITZ, ESQ.
12820 THREE SISTERS ROAD
POTOMAC, MD 20854

SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 543779 DEEDWARRSP
12/31/2020 08:14:30 AM 5 pgs
Fees: $28.00 Taxes: $70,300.00
20201231-0154861

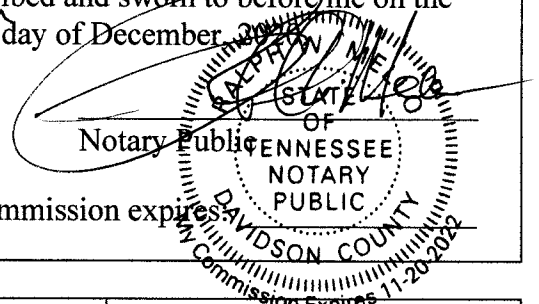
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 19,000,000.00

Subscribed and sworn to before me on the 17th day of December, 2020.

Notary Public

My commission expires:



ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
3102 West End Avenue Suite 780 Nashville, TN 37203	3102 West End Avenue Suite 780 Nashville, TN 37203	093-14-0-571.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which are hereby acknowledged, **CRUNK CONNECTED PRODUCTS**, a Tennessee general partnership, hereinafter referred to as "**Grantor**," has bargained and sold, and by these presents does transfer and convey unto **MCREF IV GULCH APARTMENTS OWNER LLC**, a Delaware limited liability company, its successors and/or assigns, hereinafter referred to as "**Grantee**," a certain tract or parcel of land in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and/or assigns forever, and Grantor does covenant with the said Grantee, that it is lawfully seized and possessed of said land in fee simple, it has a good right to convey it, and the same is unencumbered except as to the matters of record shown on **Exhibit B** attached hereto and incorporated herein by reference.

RECORD & RETURN TO:
Fidelity National Title Insurance Company
1620 L Street, NW, 4th Floor
Washington, D.C. 20036

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind himself *itself, its successors* and representatives, to warrant and forever defend the title to said land to said Grantee, his *its successors* and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

ALL covenants and warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has caused its name to be affixed hereto as of December 18th, 2020.

CRUNK CONNECTED PRODUCTS,
a Tennessee general partnership

By: _____
Chip Crunk, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ralph W. Mello, a Notary Public of the State and County aforesaid, personally appeared Chip Crunk, General Partner of Crunk Connected Products, a Tennessee general partnership, with whom I am personally acquainted, and who, upon oath, acknowledged to be a General Partner of Crunk Connected Products, a Tennessee general partnership, and that Chip Crunk, as such General Partner of Crunk Connected Products, a Tennessee general partnership, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of December, 2020.

_____,
Notary Public

RALPH W. MELLO
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 11-20-2022

My Commission Expires _____

EXHIBIT A

Legal Description

Being a tract of land lying in the 19th Council District of Davidson County, Nashville, Tennessee, being Lot 1 of Section Sixty-Seven Edgehill Estates as recorded in Plat Book 4595, Page 179, Register's Office of Davidson County, Nashville, Tennessee (RODC). Said tract being bounded on the north by the southern Right-of-Way (ROW) of Old Division Street (40' Public ROW); bounded on the east by the western ROW of Alley #153 (Public ROW varies); bounded on the south by the northern ROW of Division Street (Public ROW varies); and bounded on the west by the eastern ROW of 9th Avenue South. Said tract being more particularly described as follows:

POINT OF BEGINNING being a found iron rod with cap (Daniels PLS #1489) lying on the intersection of the western ROW of said Alley #153 and the northern ROW of Division Street;
thence with said northern ROW of Division Street with a curve turning to the right with an arc length of 300.57 feet, a radius of 570.00 feet and a chord bearing and distance of N 64°36'32" W 297.10 feet to a set point;
thence N 49°30'08" W a distance of 22.73 feet to a found iron rod with cap;
thence leaving the northern ROW of Division Street with a curve turning to the right with an arc length of 39.11 feet, a radius of 25.00 feet and a chord bearing and distance of N 04°41'08" W 35.24 feet to a found PK Nail in the sidewalk lying on the eastern ROW of 9th Avenue South;
thence with said eastern ROW of 9th Avenue South with a reverse curve turning to the left with an arc length of 130.73 feet, a radius of 375.00 feet and a chord bearing and distance of N 30°08'39" E 130.07 feet to a set point;
thence leaving the eastern ROW of 9th Avenue South with a curve turning to the right with an arc length of 33.74 feet, a radius of 25.00 feet and a chord bearing and distance of N 58°53'47" E 31.24 feet to a found PK Nail in the sidewalk lying on the southern ROW of Old Division Street (40' Public ROW);
thence with said southern ROW of Old Division Street S 82°26'08" E a distance of 170.01 feet to a set point;
thence leaving said southern ROW of Old Division Street with a curve turning to the right with an arc length of 29.48 feet, a radius of 20.00 feet and a chord bearing and distance of S 40°12'31" E 26.88 feet to a found 5/8" iron rod lying on the western ROW of Alley #153 (Public ROW varies);
thence with said western ROW of Alley #153 S 02°01'52" W a distance of 106.35 feet to a found iron rod with cap;
thence S 01°36'08" E a distance of 64.85 feet to a found 5/8" iron rod;
thence with a curve turning to the right with an arc length of 31.42 feet, a radius of 20.00 feet and a chord bearing and distance of S 43°24'13" W 28.29 feet to a found 5/8" iron rod;
thence S 88°23'52" W a distance of 10.00 feet to a found 5/8" iron rod;
thence S 01°36'08" E a distance of 20.00 feet to a found 5/8" iron rod;
thence N 88°23'52" E a distance of 10.00 feet to a found 5/8" iron rod;
thence with a curve turning to the right with an arc length of 31.42 feet, a radius of 20.00 feet and a chord bearing and distance of S 46°35'47" E 28.29 feet to a found iron pipe;
thence S 01°36'08" E a distance of 10.00 feet to a found 5/8" iron rod;
thence N 88°23'52" E a distance of 10.00 feet to a found iron rod with cap (Daniels);
thence S 01°36'08" E a distance of 22.19 feet to the point of beginning.
Tract contains 60,554 square feet or 1.39 acres +/-.
Bearings based on Tennessee State Plane Coordinate System.

Being the same property conveyed to Crunk Connected Products, L.L.C., a Tennessee limited liability company by deed of record in Book 9613, page 254, Register's Office for Davidson County, Tennessee. Crunk Connected Products, L.L.C., a Tennessee limited liability company is now known as Crunk Connected Products, a Tennessee general partnership as evidenced by Articles of Merger of record in Instrument No. 199912280307072, said Register's Office.

EXHIBIT B

Matters of Record

1. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

2. Taxes for the year 2020, a lien, not yet due and payable.

3. 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.

4. Subject to all matters shown on the Plan of record in Plat Book 4595, Page 179, Register's Office for Davidson County, Tennessee, as shown on the Survey (hereinafter defined).

5. Easements as retained under Ordinance No. 72-368 and as recorded in Book 4659, Page 7, Register's Office for Davidson County, Tennessee, as shown on Survey.

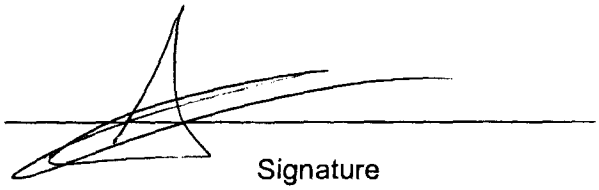
6. Restriction prohibiting discrimination upon the basis of race, creed, color or national origin in the sale, lease, rental or occupancy of the Property as set forth in Paragraph E(1) of the Warranty Deed of record in Book 4710, Page 951, in the Register's Office for Davidson County, Tennessee

7. Survey No. 5547-19-061 prepared by Robert M. Searson TN RLS #1666 of S & ME and dated 9-26-2019 last revised _____. (the "Survey") indicates the following:
   a. Overhead utilities crossing in northeasterly corner and along easterly line to cross southeasterly corner.
   b. Overhead utilities crossing southerly line.
   c. Overhead utilities crossing westerly line.

8. 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.

Certificate of Authenticity

I, Mark Badanowski, 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 St. Johns

Personally appeared before me, Kathryn C. Danzeisen, a notary public for this county and state, Mark Badanowski who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This 16th day of December, 2020.



Notary's Signature

My Commission Expires:_____.

Notary's Seal (If on paper)

