This instrument prepared by and after recording return to:

2215 Abbott Martin Road LLC
11828 La Grange Avenue
Los Angeles, CA 90025
Attention: Andrew Berman

Karen Johnson Davidson County
Batch# 554799 DEEDWARRSP
01/15/2021 08:27:30 AM 6 pgs
Fees: $33.00 Taxes: $87,875.00
20210115-0006845

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
2215 Abbott Martin Road LLC 11828 La Grange Avenue Los Angeles, CA 90025 Attention: Andrew Berman	2215 Abbott Martin Road LLC 11828 La Grange Avenue Los Angeles, CA 90025 Attention: Andrew Berman	117-14-0-089-00 & 117-14-0-088-00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **CHAMPION GREEN HILLS LLC**, a Delaware limited liability company (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **2215 ABBOTT MARTIN ROAD LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

This is improved property known as 2215 Abbott Martin Road, Nashville, Tennessee.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 14th day of January, 2021.

GRANTOR:

CHAMPION GREEN HILLS LLC,
a Delaware limited liability company

By: _____
Name: Parker J. Champion
Title: Authorized Officer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Los Angeles)

On **January 12, 2021**, before me, **P. Kusumi**, Notary Public, personally appeared **Parker J. Champion**, who proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

P. Kusumi
Notary Public

P. KUSUMI
Notary Public - California
Los Angeles County
Commission # 2197380
My Comm. Expires May 16, 2021

(Seal)

Exhibit "A"

Legal Description

A tract of land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 28 on the plan of Sugar Tree Subdivision as of record in Book 1424, Page 100, Register's Office for said County, and an adjoining tract of land to the south and more particularly described according to a survey by Turner Engineering Co., Inc., dated July 20, 1966, as follows:

Beginning at a point on the south margin of Abbott-Martin Road, 30 feet south of the centerline and being 271.16 feet westerly of the westerly margin of Hillsboro Circle; thence with the original easterly line of said Lot No. 28 in part and extended south 02 deg. 54' east 786.16 feet to an iron pin by a corner post; thence south 87 deg. 51' west 136.00 feet to a concrete monument; thence north 02 deg. 56' west 540.10 feet to a concrete monument; thence north 87 deg. 18' east 36.50 feet to an iron pin, the southwest corner of said Lot No. 28; thence, with the westerly line of said Lot No. 28, north 03 deg. 01' west 244.60 feet to a point that is 30 feet south of the centerline of Abbott-Martin Road; thence, parallel with said centerline, north 87 deg. 12' east 100.50 feet to the point of beginning, and containing 2.25 acres more or less.

Being the same property conveyed to CHAMPION GREEN HILLS LLC, a Delaware limited liability company, by deed from VILLAGE GREEN APARTMENTS PARTNERSHIP, a general partnership, dated March 29, 2016, recorded in Instrument No. 20160329-0029659.

Address: 2215 Abbott Martin Road, Nashville, TN 37215

Tax ID Nos.: 117-14-0-089-00 & 117-14-0-088-00

Exhibit "B"

1. Rights of parties in possession, as tenants only, under unrecorded leases without a right of first refusal or an option to purchase a portion or all of the Land.

2. General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 117-14-0-089.00 and 117-14-0-088.00, not yet due and payable. If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

3. Matters shown on the Plan of record in Book 1424, Page 100, said Register's Office.

4. Restrictive Covenants contained in instrument of record in Book 1715, Page 101, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4007, Page 183, and in Book 7026, Page 741, said Register's Office.

6. Fuel Line Easement of record in Book 8261, Page 668, said Register's Office.

7. Easement for a storm drainage ditch of record in Book 4135, Page 548, said Register's Office.

8. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20130115-0004695, said Register's Office.

9. Grant of Easement to Comcast of Nashville, LLC of record in Instrument No. 20131209-0124885, said Register's Office.

10. Rights of upper and lower riparian owners to the flow of the water of Sugartree Creek and the rights of the public therein, free from diminution or pollution.

11. The following matters shown on the plat of survey by Alfred J. Kesler, Tenn. RLS No. 3104, with Southern Geomatics Services, dated November 30, 2020, last revised January 6, 2021, and designated as Job No. 20-47703.2:
    a. Guywire Northwest corner of property.
    b. Fire Hydrant Southeast corner of 2 Story Brick and Stucco Building.
    c. Building falls over the Sewer/Storm Drainage Easement by a maximum distance of 8.7 feet.
    d. The fence along the west property line encroaches onto the adjacent property by a maximum distance of 5.2 feet.

STATE OF Tennessee

COUNTY OF Davidson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $23,750,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Yvonne Hall
Affiant

Sworn to and subscribed before me,
this 11 day of January, 2021.

Melissa Ann Foster
NOTARY PUBLIC

My Commission Expires: 10/02/2023

MELISSA ANN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

828364.01/WLA
390747.00002/1-12-21/JNO/bsd

True Copy Certification

I, Melissa Foster, do hereby make oath that I am 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.

Melissa Foster

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brandy Gomaz, a notary public for this county and state, Melissa Foster, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brandy Gomaz

Notary's Signature

My Commission Expires: 7-5-21

Notary' Seal (if on paper)

