Karen Johnson Davidson County
Batch# 572370 DEEDWARR
02/10/2021 01:48:30 PM 8 pgs
Fees: $43.00 Taxes: $151,700.00
20210210-0019307

Address of New Owner /Responsible Taxpayer:	Map-Parcel Number(s):	This instrument prepared by:
GC Highlands, LLC c/o Geringer Capital, Inc. 9595 Wilshire Blvd, Suite 214 Beverly Hills, CA 90212 Attn: Robert Geringer	09700006800	Gibson Dunn & Crutcher 333 South Grand Avenue Los Angeles, CA 90071 Attn: Drew Flowers, Esq.

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $41,000,000.

David Nachman

Sworn to and subscribed by me this 2 day of Feb, 2021.

Notary Public
Abraham Scipion
Notary Public
My Commission Expires 03/31/2023

My Commission Expires: 03/31/2023

ABRAHAM SCIPION NOTARY PUBLIC CONNECTICUT

WARRANTY DEED

THIS INSTRUMENT is made and entered into as of the 4th day of February, 2021, between ARBOR LAKE PROPERTY INVESTOR, LLC, a Delaware limited liability company (the "Grantor") and GC HIGHLANDS, LLC, a Delaware limited liability company (the "Grantee"), recites and provides:

CONVEYANCE:

THAT for and in consideration of the conveyance made hereby, the consideration received therefor by the Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor, subject to the matters described herein, hereby grants and conveys to the Grantee with general warranty and covenants of title, the real estate described on **Exhibit A** attached hereto (the "Real Estate").

TO HAVE AND TO HOLD the Real Estate as the Grantee's sole and separate equitable estate, free from any liability whatsoever, with complete authority in the Grantee to convey, encumber and otherwise deal with the Real Estate.

The Real Estate is conveyed subject to all recorded easements, conditions, restrictions and agreements that lawfully apply to the Real Estate or any part thereof.

Grantor, for itself and for its successors and assigns does hereby covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of the Real Estate and has full power, authority and right to convey the same and that it will forever warrant and defend the said Real Estate and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed on its behalf by its duly authorized representative.

GRANTOR:

ARBOR LAKE PROPERTY INVESTOR, LLC,
a Delaware limited liability company

By: _____
Name: David Nachman
Title: Authorized Signatory

[Notary page follows]

Connecticut

STATE OF ~~CALIFORNIA~~)
) § Darien
County of Fairfield)

On 2/2/2021, before me, Abraham Scipion a Notary Public, personally appeared David Wachman who proved to me on the basis of satisfactory evidence to be the person(s) whose name(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 signature(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.

Abraham Scipion
Notary Public
My Commission Expires 03/31/2023

ABRAHAM SCIPION NOTARY PUBLIC CONNECTICUT

Signature of Notary

(Affix seal here)

EXHIBIT A

Legal Description

Land located in Davidson County, Tennessee, being a 19.68, more or less, acre tract of land lying in the 1st Civil District of Davidson County, Tennessee; and being shown on the Plan of Arbors of Lakeside of record in Book 6200 page 426, Register's Office for Davidson County, Tennessee, and being none particularly described as follows;

Commencing at the intersection of the centerline of Bell Road with the Westerly right-of-way of Old Hickory Boulevard; thence run North 04 deg. 36' 22" West along the Westerly right-of-way margin of Old Hickory Boulevard for a distance of 313.06 feet to an iron pin; thence run North 80 deg. 37' 00" West for a distance of 41.22 feet to an iron pin, said point being the TRUE POINT OF BEGINNING; thence run North 80 deg. 37' 00" West for a distance of 678.26 feet to an iron pin on the Easterly right-of-way margin of Bell Road; thence run North 22 deg. 30' 00" West along said Easterly right-of-way margin for a distance of 374.68 feet to an iron pin; thence run along said Easterly right-of-way margin and along a curve to the left having a radius of 1220.92 feet 686.82 feet along said curve having a chord direction of North 38 deg. 36' 56" West for a chord distance of 677.80 feet; thence run North 08 deg. 09" 25" East for a distance of 160.35 feet to an iron pin; thence run South 84 deg. 06' 36" East for a distance of 1007.90 feet to an iron pin on the Westerly right-of-way margin of Old Hickory Boulevard; thence run along said Westerly right-of-way margin and along a curve to the right having a radius of 2794.79 feet 842.13 feet along said curve along said curve having a chord direction of South 13 deg. 14' 18" East for a chord distance of 838.94 feet; thence run South 04 deg. 36' 22" East along said Westerly right-of-way margin for a distance of 225.71 feet to an iron pin and back to the TRUE POINT OF BEGINNING. Containing 857188.80 square feet or 19.68 acres more or less.

BEING the same property conveyed to Arbor lake Property Investor, LLC, a Delaware limited liability company by deed from Spinnaker 278, LLC, a Delaware limited liability company of record in Instrument No. 201602050011375, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

3. Easements, liens or encumbrances or claims thereof, not shown by the Public Record.

4. Any encroachment, encumbrances, violations, variations, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5. Any claim to oil, gas, minerals, and all rights incident thereto, previously conveyed, transferred, leased or reserved.

6. 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.

7. Any lien or rights to a lien, for labor, services or materials imposed by law and not shown by the Public Records.

8. No insurance is afforded as to the acreage or square footage contained in the Land.

9. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

10. All matters shown on plat(s) of record in Plat Book 6200, Page 426, in the Register's Office of Davidson County, Tennessee.

11. Tennessee Transmission Line Easement from D. A. Jackson to The United States of America, of record in Book 1207, Page 457, in the Register's Office of Davidson County, Tennessee.

12. Agreement for Non-Exclusive License and Easement from Equity Residential Properties Management Corporation to Interactive Cable Systems, Inc., of record in Book 9983, Page 134, in the Register's Office of Davidson County, Tennessee.

13. Grant of Easement from Comcast of Nashville I, LLC to Spinnaker Cove, LLC, of record in Instrument No. 201309160097048, in the Register's Office of Davidson County, Tennessee.

14. That portion of the land embraced within the bounds of any public road or thoroughfare.

15. Rights of parties in possession not shown by the Public Records.

True Copy Certification

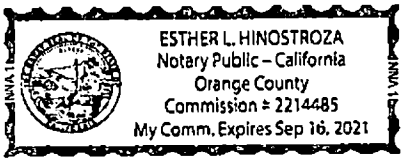
I,_____Merna Emsis_____, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law.

Signature

State of California

County of Orange

Personally appeared before me, Esther L. Hinostroza, a notary public for this county and state, __Merna Emsis_____ 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:_____
Notary' Seal (if on paper)