This Instrument Prepared By
And Return to:
Polsinelli PC
Attn: Dan Kronberg
100 S. Fourth Street, Ste 1000
St. Louis, MO 63102

Tax Map/Parcel 162-00-0-228.00

Karen Johnson Davidson County
Batch# 590424 DEEDWARRSP
03/11/2021 02:41:30 PM 7 pgs
Fees: $38.00 Taxes: $114,885.00
20210311-0032578

(Space above reserved for Recorder of Deeds certification)

1. **Title of Document:** **Special Warranty Deed**

2. **Date of Document:** **March 9, 2021**

3. **Grantor(s):** **TIMBERLAKE APARTMENTS ASSOCIATES, L.P.**, a Missouri limited partnership

4. **Grantee(s):** **325 BLUE LAKE CIRCLE LLC**, a Texas limited liability company, as a tenant in common as to a 87.71% interest in the property

325 BLUE LAKE CIRCLE TIC 2 LLC, a Texas limited liability company, as a tenant in common as to a 12.29% interest in the property

5. **Statutory Mailing Address(s):**

Grantor:
TIMBERLAKE APARTMENTS ASSOCIATES, L.P.
c/o Michelson Realty Company, LLC
7701 Forsyth Boulevard, Suite 900
St. Louis, MO 63105
Attention: Robert Lazaroff

Send Tax Bills to:

Grantee:
325 BLUE LAKE CIRCLE LLC
c/o GVA Pro LLC

500 W. 2nd St., Suite 1900 #29
Austin, TX 78701

325 BLUE LAKE CIRCLE TIC 2 LLC
c/o GVA Pro LLC
500 W. 2nd St., Suite 1900 #29
Austin, TX 78701

6. Legal Description: See Exhibit A attached hereto

7. Reference Book and Page(s): None

SPECIAL WARRANTY DEED

THIS DEED, made and entered into this 9th day of March, 2021, by and between TIMBERLAKE APARTMENTS ASSOCIATES, L.P., a Missouri limited partnership ("**Grantor**") and 325 BLUE LAKE CIRCLE LLC, a Texas limited liability company, as a tenant in common as to a 87.71% interest in the property conveyed hereby, and and 325 BLUE LAKE CIRCLE TIC 2 LLC, a Texas limited liability company, as a tenant in common as to a 12.29% interest in the property conveyed hereby (collectively, "**Grantee**").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, to it paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does by these presents **TRANSFER AND CONVEY** unto Grantee, the following described real estate, situated in the County of Davidson, State of Tennessee, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

SUBJECT TO: (a) easements, restrictions, reservations, and other agreements and matters of record, if any, (b) taxes and assessments, general and special, not now due and payable; and (c) rights of the public in and to the parts thereof in streets, roads, or alleys.

Tax Map/Parcel 162-00-0-228.00

TO HAVE AND TO HOLD THE SAME, together with all rights, immunities, privileges, and appurtenances thereto belonging, unto Grantee, and the heirs and assigns of Grantee forever. Grantor hereby covenants that Grantor will **WARRANT AND DEFEND** the title to the premises unto Grantee, and to the heirs and assigns of Grantee forever, against the lawful claims and demands of all persons claiming by, through, or under Grantor, but none other, except as herein provided.

SIGNATURE ON FOLLOWING PAGE

IN WITNESS WHEREOF, Grantor has caused these presents to be signed as of the day and year first above written.

GRANTOR:

TIMBERLAKE APARTMENTS ASSOCIATES, L.P.,
a Missouri limited partnership

By: **TIMBERLAKE GP LLC**, a
Missouri limited liability company,
its General Partner

By: **TIMBERLAKE HOLDINGS LLC**, a
Delaware limited liability company,
its Manager

By: **TIMBERLAKE MANAGEMENT LLC**, a
Missouri limited liability company,
its Manager

By: **MICHELSON ASSET MANAGEMENT, INC.**, a
Missouri corporation,
its Manager

By: _____
Robert D. Lazaroff, Vice President

STATE OF Missouri)
)SS.:
COUNTY OF St. Louis)

Before me, Dawn Brown of the state and county mentioned, personally appeared **ROBERT D. LAZAROFF**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be **VICE PRESIDENT** of **MICHELSON ASSET MANAGEMENT, INC.**, a Missouri corporation, **MANAGER** of **TIMBERLAKE MANAGEMENT LLC**, a Missouri limited liability company, **MANAGER** of **TIMBERLAKE HOLDINGS LLC**, a Delaware limited liability company, **MANAGER** of **TIMBERLAKE GP LLC**, a Missouri limited liability company, **GENERAL PARTNER** of **TIMBERLAKE APARTMENTS ASSOCIATES, L.P.**, a Missouri limited partnership, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1 day March of 2021.

_____
Notary Public
Printed Name: Dawn Brown
My Commission Expires:
12/17/21

DAWN BROWN
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Dec. 17, 2021
Commission # 13426228

State of Texas

County of Travis

I/we swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $31,050,000, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 5th day of March, 2021

Notary Public

My commission expires: 10/01/2022

MICHAEL WAYNE OBERRENDER
Notary Public, State of Texas
Comm. Expires 10-01-2022
Notary ID 131744022

Exhibit A

LEGAL DESCRIPTION

Parcel 1:
Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Subdivision for Timberlake Village, of record in Plat Book 6250, page 227, 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 the same property conveyed to Timberlake Apartments Associates, a Missouri limited partnership by deed of record in Book 6442, page 561, in the Register's Office for Davidson County, Tennessee.

Parcel 2:
Easement benefiting Parcel 1 contained in Declaration and Dedication of Reciprocal Easements and Restrictive Covenants in Book 6441, Page 665, in the Register's Office for Davidson County, Tennessee.

Parcel 3:
Easement benefiting Parcel 1 contained in Reciprocal Easement Agreement and Restrictive Covenants in Book 6442, Page 567, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Josefina Hernandez, 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.

Signature

State of Texas

County of Harris

Personally appeared before me, Michelle Bell, a notary public for this county and state,
Notary's Name

Josefina Hernandez, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 06/27/2023

NOTARY'S SEAL

NOTARY PUBLIC STATE OF TEXAS
MICHELLE BELL
Notary ID #132069848
My Commission Expires
June 27, 2023

(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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