True Copy Certification

I, Marcy E Shelton, 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 Tennessee

County of Williamson

Personally appeared before me, Tamilyn Derryberry , a notary public for this county and state, Marcy E. Shelton who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

TAMILYN DERRYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires June 19, 2022

My Commission Expires: June 19, 2022

Notary' Seal (if on paper)

Karen Johnson Davidson County
Batch# 615835 DEEDWARR
04/15/2021 11:33:30 AM 11 pgs
Fees: $57.00 Taxes: $0.00
20210415-0050424

THIS INSTRUMENT PREPARED BY:

Marcy E. Shelton
Peaseley & Derryberry PLC
504 Autumn Court, Suite 27
Franklin, TN 37067

FROM: **HHT INVESTORS, LLC**, a Tennessee limited liability company
TO: **KWA/HH, LLC**, a Tennessee limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
KWA/HH, LLC, a Tennessee limited liability company 600 West Broadway, Suite 1420 San Diego, CA 92101	KWA/HH, LLC, a Tennessee limited liability company 600 West Broadway 1420 San Diego, CA 92101	See Exhibit C attached hereto and incorporated herein

STATE OF California
COUNTY OF San Diego

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars and No/100 ($0.00).

DEBORAH HAZARD
Notary Public - California
San Diego County
Commission # 2279421
My Comm. Expires Mar 19, 2023

Affiant

Subscribed and sworn to before me, this the 10th day of March, 2021.

Notary Public

My Comm. Expires: March 19 2023

CORRECTIVE SPECIAL WARRANTY DEED
(This document corrects the legal description in Special Warranty Deed of record as Instrument Number 20190918-0094455, RODC, TN)

WHEREAS, on September 17, 2019, **HHT INVESTORS, LLC**, a Tennessee limited liability company ("Grantor"), bargained and sold, transferred and conveyed certain parcels of real

estate in Davidson County, Tennessee (the "Property") to **KWA/HH, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, pursuant to a Special Warranty Deed recorded on September 18, 2019 as Instrument Number 20190918-0094455, Register's Office for Davidson County, Tennessee (the "Deed"), pursuant to which Deed the Property was described and defined in Exhibit A thereto.

WHEREAS, subsequent to the transfer of the Property and recordation of the Deed, Grantor and Grantee discovered that through mutual mistake, inadvertence and oversight, Unit No. 30 on the Plan of Heritage Hills Townhomes, Phase I, a horizontal property regime ("Unit 30") had been omitted from the Deed although Grantor intended that it be conveyed to Grantee.

WHEREAS, Grantor now executes into this Corrective Special Warranty Deed to correct the error and to vest title to Unit 30 in Grantee as of the date of the Special Warranty Deed.

NOW THEREFORE, FOR AND IN CONSIDERATION OF the sum of Zero Dollars and No/100 ($0.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor, has bargained and sold, and by these presents does transfer and convey unto Grantee, its successors and assigns, a those certain tracts or parcels of land in Davidson County, State of Tennessee, as described in **EXHIBIT A** attached hereto (the "Property"), with Unit 30 being referenced as "Tract I-A" in Exhibit A.

The Property is transferred subject to the limitations, restrictions, and encumbrances set forth in **EXHIBIT B** ("Permitted Encumbrances") attached hereto.

This is improved property commonly known as Hermitage Hills Townhomes located at 1066 Lady Nashville Drive, Hermitage, Davidson County, Tennessee 37076.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever, and Grantor further covenants and binds itself, its successors and assigns, to warrant specially and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor other than claims arising out of the Permitted Exceptions, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has caused this Corrective Special Warranty Deed to be effective as of September 17, 2019, the date of the Special Warranty Deed which conveyance is acknowledged by Grantee as evidenced by its signature below.

[Signature appears on separate page]

GRANTOR:

HHT INVESTORS, LLC,
a Tennessee limited liability company

By: _____ Pres.
William R. Hostettler, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, Jennifer Jafari a Notary Public in and for the County and State aforesaid, personally appeared William R. Hostettler, 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 the President of **HHT INVESTORS, LLC**, the within named bargainor, a Tennessee limited liability company, and that such person as President executed the foregoing instrument for the purposes therein contained, by signing the name of **HHT Investors, LLC**, a Tennessee limited liability company, and on its behalf, by such person as President of the limited liability company.

Witness my hand and seal, at office in Nashville, Tennessee, this the 26th day of January, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 9/7/21

JENNIFER JAFARI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

GRANTEE:

KWA/HH, LLC,
a Tennessee limited liability company

By: _____
Allan W. Arendsee, President

STATE OF CALIFORNIA

COUNTY OF San Diego

On March 10, 2021, before me, Deborah Hazard, Notary Public (Insert Name and Title of Officer), personally appeared Allan W. Arendsee, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

Signature _____ (SEAL)

DEBORAH HAZARD
Notary Public - California
San Diego County
Commission # 2279421
My Comm. Expires Mar 19, 2023

EXHIBIT A

Legal Description

TRACT I

Land in Davidson County, Tennessee, being Unit Nos., 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 31 and 32, on the Plan of the Final Plat of Heritage Hills Townhomes, Phase 1 (Planned Unit Development), of record as Instrument No. 20070807-0093892, Register's Office for Davidson County, Tennessee, and further described by the Master Deed of Heritage Hills Townhomes of record as Instrument No. 20070821-0100155, as amended and superseded by Declaration of Covenants, Conditions and Restrictions for Heritage Hills Townhomes, of record as Instrument No. 20080825-0087133, Register's Office for Davidson County, Tennessee, and with said units being depicted on the plan attached as Exhibit "B" to the aforementioned Declaration of Covenants, Conditions and Restrictions, all to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to HHT INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from BANCORPSOUTH BANK, of record as Instrument No. 201 l 1017-0080625, dated October 13, 2011, said Register's Office. Then being further conveyed to HHT INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed of record as Instrument No. 20171004-0102097, said Register's Office.

TRACT I-A

Land in Davidson County, Tennessee, being Unit No. 30, on the Plan of Heritage Hills Townhomes, Phase l, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Heritage Hills Townhomes, a Horizontal Property Regime with Private Elements, of as Instrument No. 20070807-0093892, Instrument No. 20070821-0100155, and amended and superseded by Declaration of Covenants, Conditions and Restrictions for Heritage Hills Townhomes, of record as Instrument No. 20080825-0087133, and First Supplementary in 20160607-0057159, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is made to the Plat of Heritage Hills Phase 1, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20080825-0087133, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to HHT INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from BARBARA MICHELLE SHEWMAKE N/K/A BARBARA MICHELLE TIDWELL AND CLAY TIDWELL, HUSBAND AND WIFE, of record as Instrument No. 20190326-0027092, dated March 25, 2019.

20171004-0102097, said Register's Office.

TRACT II

Land in Davidson County, Tennessee, being Unit Nos. 33, 34, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49 and 50, on the Plan of the Final Plat of Heritage Hills Townhomes, Phase I (Planned Unit Development), of record as Instrument No. 20070807-0093892, Register's Office for Davidson County, Tennessee, and further described by the Master Deed of Heritage Hills Townhomes of record as Instrument No. 20070821-0I00155, as amended and superseded by Declaration of Covenants, Conditions and Restrictions for Heritage Hills Townhomes, of record as Instrument No. 20080825-0087133, Register's Office for Davidson County, Tennessee, and with said units being depicted on the plan attached as Exhibit "B" to the aforementioned Declaration of Covenants, Conditions and Restrictions, all to which reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to OLD SOUTH/CRAIGHEAD JOINT VENTURE, A TENNESSEE JOINT VENTURE, by deed from HERITAGE HILLS INVESTMENT PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20150731-0076022, dated July 31, 2015, said Register1s Office. Then being further conveyed to HERITAGE HILLS TOWNHOMES PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by Quitclaim Deed from OLD SOUTH/CRAIGHEAD JOINT VENTURE, A TENNESSEE JOINT VENTURE, of record as Instrument No. 20151029-0110078, dated October 28, 2015, said Register's Office. Then being further conveyed to HHT INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed of record as Instrument No. 2017 l 004-0 l 02097, said Register's Office.

TRACT III

Land in Davidson County, Tennessee, being Unit Nos. 51-76, inclusive, on the Plan of Final Plat of Heritage Hills Townhomes, Phase 1, of record as Instrument No. 20070807-0093892, and being Lot 1 on the Final Plat of Heritage Hills, Phase 2, of record as Instrument No. 20160510-0046341 in the Register's Office for Davidson County, Tennessee, and as further shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Heritage Hills Townhomes of record as Instrument No. 20080825-0087133, as amended by, and as further shown on Exhibit "B" to the First Supplementary Declaration of Covenants, Conditions and Restrictions for Heritage Hills Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160607-0057159, in the Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being part of the same property conveyed to OLD SOUTH/CRAIGHEAD JOINT VENTURE, A TENNESSEE JOINT VENTURE, by deed from HERITAGE HILLS INVESTMENT PARTNERS, LLC, A TENNESSEE LIM1TED LIABILITY COMPANY, of record as Instrument No. 20150731-0076022, dated July 31, 2015, said Register's Office. Then being further conveyed to HERITAGE HILLS TOWNHOMES PARTNERS, A TENNESSEE GENERAL

PARTNERSH[P, by Quitclaim Deed from OLD SOUTH/CRAIGHEAD JOINT VENTURE, A TENNESSEE JOINT VENTURE, of record as Instrument No. 20160629-0066628, dated June 29, 2016, said Register's Office. Then being further conveyed to HHT INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed of record as Instrument No. 20171004-0 I 02097, said Register's Office.

TRACT IV (Common Elements)

Land in Davidson County, Tennessee, being all of Lots l and 2 on the Plan of Final Plat of Heritage Hills Townhomes, Phase l, of record as Instrument No. 20070807-0093892, and further including the "Common Element(s)" as described in the Declaration of Covenants, Conditions and Restrictions for Heritage Hills Townhomes of record as Instrument No. 20080825-0087133, as amended by, and as further shown on Exhibit '1B" to the First Supplementary Declaration of Covenants, Conditions and Restrictions for Heritage Hills Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160607-0057159, in the Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Included in the above description but specifically excluded therefrom are Unit Nos. l, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 31 and 32, 33, 34, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49 and 50, and 51-76, described by the Master Deed of Heritage Hills Townhomes of record as Instrument No. 20070821-0100155, as amended and superseded by Declaration of Covenants, Conditions and Restrictions for Heritage Hills Townhomes, of record as Instrument No. 20080825-0087133, Register's Office for Davidson County, Tennessee, and with said units being depicted on the plan attached as Exhibit "B" to the aforementioned Declaration of Covenants, Conditions and Restrictions, all to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to HHT INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from Ole South/Craighead Joint Venture, by deed of record as Instrument No. 20190913-0093141, said Register's Office.

EXHIBIT B

Permitted Encumbrances

1. Truces for the year 2019 and subsequent years, a lien not yet due and payable.

2. Matters shown on the Plan of record as Instrument No. 20070807-0093892, in the Register's Office for Davidson County, Tennessee. (Tracts I, I-A and II)

3. Matters shown on the Plan of record as Instrument No. 20160510-0046341, said Register's Office. (Tract III)

4. Right of Way Agreement of record in Book 6928, page 975, said Register's Office. (Tract III)

5. Stormwater Detention Agreement of record as Instrument No. 20060503-0050829, said Register's Office. (Tracts I, I-A, II and II)

6. Declaration of Easements of record as Instrument No. 20061227-0159081, said Register's Office. (Tracts I, I-A, II and III)

7. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20080825-0087133, said Register's Office . . (Tracts I, I-A, II and III)

8. First Supplementary Declaration of Covenants, Conditions and Restrictions for Heritage Hills Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160607-0057159, said Register's Office. (Tract III)

9. Master Deed of record as Instrument No. 20070821-0100155, said Register's Office. (Tracts I, I-A, II and III)

10. Easement granted unto Piedmont Natural Gas Company, Inc. of record as Instrument No. 20100111-0002349, said Register's Office. (Tracts I, I-A, II and Ill)

11. Agreement for Dedication of Easement for Public Utility & Drainage of record as Instrument No. 20170620-0061868, said Register's Office. (Tracts I, II and III)

EXHIBIT C

Tax Parel Numbers

Map-Par. 076-01-0B-001.00 CO, 076-01-0B-002.00 CO, 076-01-0B-003.00 CO, 076-01-0B-004.00 CO, 076-01-0B-005.00 CO, 076-01-0B-006.00 CO, 076-01-0B-007.00 CO, 076-01-0B-008.00 CO, 076-01-0B-009.00 CO, 076-01-0B-010.00 CO, 076-01-0B-0l 1.00 CO, 076-01-0B-012.00 CO, 076-01-0B-013.00 CO, 076-01-0B-014.00 CO, 076-01-0B-015.00 CO, 076-01-0B-016.00 CO, 076-01-0B-0l 7.00 CO, 076-01-0B-018.00 CO, 076-01-0B-019.00 CO, 076-01-0B-020.00 CO, 076-01-0B-021.00 CO, 076-01-0B-022.00 CO, 076-01-0B-023.00 CO, 076-01-0B-024.00 CO, 076-01-0B-025.00 CO, 076-01-0B-026.00 CO, 076-01-0B-027.00 CO, 076-01-0B-028.00 CO, 076-01-0B-029.00 CO, 076-01-0B-030.00 CO, 076-0l-OB-031.00 CO, 076-01-0B-032.00 CO, 076-01-0B- 033.00 CO, 076-01-0B-034.00 CO, 076-01-0B-036.00 CO, 076-01-08-037.00 CO, 076-01-0B- 038.00 CO, 076-01-08-039.00 CO, 076-01-0B-040.00 CO, 076-01-0B-041.00 CO, 076-01-0B- 042.00 CO, 076-01-0B-043.00 CO, 076-01-0B-044.00 CO, 076-01-0B-045.00 CO, 076-01-0B- 046.00 CO, 076-01-0B-047.00 CO, 076-01-0B-048.00 CO, 076-01-0B-049.00 CO, 076-01-0B- 050.00 CO, 076-01-0C-051.00 CO, 076-01-0C-052.00 CO, 076-01-0C-053.00 CO, 076-01-0C- 054.00 CO, 076-01-0C-055.00 CO, 076-01-0C-056.00 CO, 076-01-0C-057.00 CO, 076-01-0C-058.00 CO, 076-01-0C-059.00 CO, 076-01-0C-060.00 CO, 076-01-0C-061.00 CO, 076-01-0C- 062.00 CO, 076-01-0C-063.00 CO, 076-01-0C-064.00 CO, 076-01-0C-065.00 CO, 076-01-0C- 066.00 CO, 076-01-0C-067.00 CO, 076-01-0C-068.00 CO, 076-01-0C-069.00 CO, 076-01-0C- 070.00 CO, 076-01-0C-071.00 CO, 076-01-0C-072.00 CO, 076-01-0C-073.00 CO, 076-01-0C- 074.00 CO, 076-01-0C-075.00 CO, 076-01-0C-076.00 CO, 076-01-0B-900.00 CO, 076-01-0B- 901.00 CO and 076-01-0C-900.00 CO.