Karen Johnson Davidson County
Batch# 620422 DEEDWARRSP
04/22/2021 08:43:30 AM 5 pgs
Fees: $28.00 Taxes: $124,320.00
20210422-0053774

Address New Owner:	Send Tax Bills to:	Map-Parcel Number
Williams Portfolio 20 LLC c/o G. W. Williams Co. 3190 Clearview Way, Suite 200 San Mateo, CA 94402	Same Address as New Owner	082-09-0-499.00 082-09-0-500.00
Return to and prepared by: Mark Makiewicz, Berliner Cohen, LLP Ten Almaden Blvd., 11th Floor, San Jose, CA 95113		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **ATLAS GERMANTOWN, LLC**, a Delaware limited liability company ("**Grantor**"), has bargained and sold, and hereby transfers and conveys to **WILLIAMS PORTFOLIO 20 LLC**, a California limited liability company ("**Grantee**"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land located in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "**Property**").

TO HAVE AND TO HOLD the Property, together with the improvements thereupon and all appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor does covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except for those exceptions included on Exhibit B, attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its successors and assigns to warrant specially and forever defend the title to the Property to the Grantee its successors and assigns, against the lawful claims of all persons claiming through or under the Grantor, but not further or otherwise.

This is improved property located at 200 Madison Street, Nashville, Davidson County, Tennessee.

STATE OF NORTH CAROLINA)
COUNTY OF MECKLENBURG)

The actual consideration or value for this transfer, whichever is greater, is $33,600,000.00.

Affiant

Subscribed and sworn to before me this 15th day of April, 2021.

KIMBERLY E. NIXON NOTARY PUBLIC MECKLENBURG COUNTY, NC MY COMMISSION EXPIRES Sept. 5, 2021

Notary Public
My Commission Expires: Sept. 5, 2021

Executed this 15th day of April, 2021.

ATLAS GERMANTOWN, LLC,
a Delaware limited liability company

By: Delray Germantown, LLC,
a Tennessee limited liability company
Manager

By: Delray Ventures, LLC,
a North Carolina limited liability company
Manager

By: _____
Daniel Jimenez
Manager

ACKNOWLEDGMENT

STATE OF NORTH CAROLINA)
) ss:
COUNTY OF MECKLENBURG)

Before me, DANIEL JIMENEZ, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Daniel Jimenez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of Delray Ventures, LLC, a North Carolina limited liability company, Manager of Delray Germantown, LLC, a Tennessee limited liability company, Manager of Atlas Germantown, LLC, a Delaware limited liability company, and that he, as such Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such Manager.

Witness my hand and seal of office in Mecklenburg County, North Carolina, this the 15th day of April, 2021.

_____
Notary Public

My Commission Expires:

Sept. 5, 2021

KIMBERLY E. NIXON NOTARY PUBLIC MECKLENBURG COUNTY, NC MY COMMISSION EXPIRES Sept. 5, 2021 [NOTARIAL SEAL]

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2, as shown on the map entitled Madison Street Apartments, of record as Instrument No. 20170223-0018088, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DELRAY GP @ MADISON AVENUE, LLC, a Tennessee limited liability company by Deeds of record as Instrument Nos. 20160520-0050925 and 20160520-0050926, dated May 18, 2016, Register's Office for Davidson County, Tennessee and further conveyed to ATLAS GERMANTOWN, LLC, a Delaware limited liability company, by Quitclaim Deed of record as Instrument No. 20190429-0039005, dated April 24, 2019, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.

2. The following matters shown on the Plan of record as Instrument No. 20170223-0018088, as corrected by Scrivener's Affidavit of record as Instrument No. 20190423-0037173, Register's Office for Davidson County, Tennessee.

   (a) Water Quality Structure (East) Southeast corner (Lot 1)
   (b) Sump Pump Southeast corner (Lot 1)
   (c) 8" and 10" Storm Sewer running east to west along North line (Lot 1)
   (d) 8" Sanitary Sewer Southwest corner (Lot 1)
   (e) Water Quality Structure (West) South line (Lot 2)
   (f) 18" Stormwater along South line in Southwest corner (Lot 2)

3. Declarations of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20160425-0039708, said Register's Office.

4. Restrictive Covenants contained in the Phillips-Jackson Redevelopment Plan of record in Book 9183, page 130, as amended in Book 11625, page 280, said Register's Office.

5. Exception to Easement of record as Instrument No. 20170522-0050469, said Register's Office.

6. Grant of Easement by and between Comcast of Nashville I, LLC, and Delray GP @ Madison Avenue, LLC, of record as Instrument No. 20170717-0071696, said Register's Office.

True Copy Certification

I, Melissa Ann 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 Ann 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)

