SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 641550 DEEDWARRSP
05/21/2021 09:15:30 AM 5 pgs
Fees: $28.00 Taxes: $26,640.00
20210521-0069146

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th Day of May, 2021.

Notary Public

My Commission Expires: 11/6/2023 (AFFIX SEAL)

RIMA TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Peter Weiss, Attorney at Law
Ortale Kelley law Firm
330 Commerce Street, Suite 110
Nashville, Tennessee 37201

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBER
PC Antioch Pike, GP	"NEW OWNER"	**Map 149-00-0-** **Parcel No. 290.00**
(NAME) **129 South 11th. Street**	(NAME)	
(ADDRESS) **Nashville, Tennessee 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pebble Creek Apartments, LTD, a Tennessee limited partnership (being one and the same entity as, Pebble Creek Apartments, Limited Partnership, a Tennessee limited partnership),** hereinafter called the "Grantor", has bargained and sold, and by these presents do transfer and convey unto, **PC Antioch Pike, GP, a Tennessee general partnership**, hereinafter called the "Grantee", its successors and/or assigns, land in Nashville, Davidson County, State of Tennessee, and more fully described on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and, Grantor does further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under the Grantor, 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.

Being improved real property with a physical address of 2337 Una Antioch Pike, Antioch, Tennessee 37013.

IN WITNESS WHEREOF, the undersigned has executed this instrument, this 20th. Day of May, 2021.

Pebble Creek Apartments, LTD, a Tennessee limited partnership (being one and the same entity as, Pebble Creek Apartments, Limited Partnership, a Tennessee limited partnership)
By: HM Management Company, Inc., a Tennessee corporation, its General Partner

By: _____
Dianne M. Prosser, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dianne M. Prosser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon her oath, acknowledged herself to be the President of HM Management Company, Inc., a Tennessee corporation, the General Partner of Pebble Creek Apartments, LTD, a Tennessee limited partnership (being one and the same entity as, Pebble Creek Apartments, Limited Partnership, a Tennessee limited partnership), the within named bargainor, and that she, as such officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the said general partner, by herself, as said officer..

Witness my hand and official seal at Nashville, Tennessee, this 20th. Day of May, 2021.

My Commission Expires: 5/2/2022

_____
Notary Public

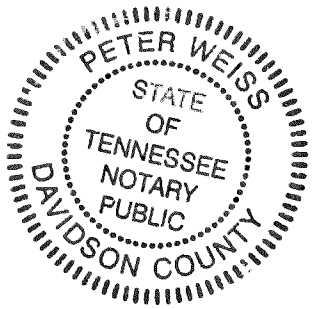


EXHIBIT "A"

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

BEING A TRACT OF LAND-LYING IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE. SAID TRACT FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LYING ON THE WESTERLY MARGIN OF UNA ANTIOCH PIKE, SAID CORNER FURTHER DESCRIBED AS LYING 336.2 FEET SOUTHWEST OF THE INTERSECTION OF THE WESTERLY MARGIN OF UNA ANTIOCH PIKE AND THE CENTERLINE OF PEBBLE CREEK DRIVE; THENCE LEAVING THE SAID MARGIN OF UNA ANTIOCH PIKE AND RUNNING WITH THE NORTHERLY LINE OF SAID BARCLAY SQUARE, SECTION 2, AS FOLLOWS: NORTH 60 DEGREES, 36 MINUTES, 43 SECONDS WEST A DISTANCE OF 100.00 FEET TO A POINT; THENCE SOUTH 71 DEGREES, 48 MINUTES, 25 SECONDS WEST A DISTANCE OF 94.84 FEET TO A POINT; THENCE NORTH 87 DEGREES, 58 MINUTES, 30 SECONDS WEST A DISTANCE OF 197.22 FEET TO A POINT; THENCE RUNNING WITH THE SAID NORTHERLY LINE OF SECTION 2 AND THE NORTHERLY LINE OF BARCLAY SQUARE, SECTION 3, AS OF RECORD IN BOOK 4675, PAGE 154, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AS FOLLOWS: NORTH 72 DEGREES, 59 MINUTES, 24 SECONDS WEST A DISTANCE OF 456.52 FEET TO A POINT; THENCE NORTH 63 DEGREES, 43 MINUTES, 45 SECONDS WEST A DISTANCE OF 112.28 FEET TO A POINT; THENCE NORTH 59 DEGREES, 44 MINUTES, 12 SECONDS WEST A DISTANCE OF 97.38 FEET TO THE CENTERLINE OF VOLUNTEER DRIVE; THENCE LEAVING THE SAID LINE OF BARCLAY SQUARE, SECTION 3, AND RUNNING WITH THE CENTERLINE OF VOLUNTEER DRIVE SOUTH 30 DEGREES, 15 MINUTES, 48 SECONDS WEST A DISTANCE OF 41.48 FEET TO A POINT LYING ON THE NORTHERLY LINE OF TERRAGON TRAILS, SECTION 1, AS OF RECORD IN BOOK 4860, PAGE 61, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE RUNNING WITH THE SAID LINE OF TERRAGON TRAILS NORTH 59 DEGREES, 44 MINUTES, 12 SECONDS WEST A DISTANCE OF 130.87 FEET TO A POINT LYING ON THE EASTERLY LINE OF THE BAKER WOODROOF PROPERTY AS OF RECORD IN BOOK 6365, PAGE 232, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE RUNNING WITH THE SAID LINE OF THE BAKER WOODROOF PROPERTY NORTH 2 DEGREES, 53 MINUTES, 47 SECONDS EAST A DISTANCE OF 400.10 FEET TO A POINT LYING ON THE WESTERLY LINE OF THE R. B. WOODROOF PROPERTY AS OF RECORD IN BOOK 6133, PAGE 639, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE RUNNING WITH THE SOUTHERLY LINE OF THE SAID WOODROOF PROPERTY AS FOLLOWS: SOUTH 77 DEGREES, 17 MINUTES, 52 SECONDS EAST A DISTANCE OF 1208.13 FEET TO A POINT; THENCE SOUTH 60 DEGREES, 12 MINUTES, 44 SECONDS EAST A DISTANCE OF 150.00 FEET TO A POINT LYING ON THE WESTERLY MARGIN OF UNA ANTIOCH PIKE; THENCE RUNNING WITH THE SAID MARGIN OF UNA ANTIOCH PIKE SOUTH 29 DEGREES, 47 MINUTES, 16 SECONDS WEST A DISTANCE OF 394.39 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, HAVING A RADIUS OF992.00 FEET, TO THE LEFT A DISTANCE OF 6.92 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PEBBLE CREEK APARTMENTS, LTD, A TENNESSEE LIMITED PARTNERSHIP, BY DEED FROM MARGRETTE D. WOODROOF, OF RECORD IN BOOK 6630, PAGE 123, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT "B"
(Permitted Exceptions)

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

2. All matters shown on plat(s) of record in Book 6250, Page 559 and Book 6900, Page 295, in the Register's Office of Davidson County, Tennessee.

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

4. Rights of parties in possession, as tenants only, under unrecorded leases.

True Copy Certification

I, Matt Foster, 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.

Matt Foster

Signature

State of Tennessee

County of Davidson

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

Jodean M. King

Notary's Signature

My Commission Expires: 06/21/2021

Notary Seal:

