Karen Johnson Davidson County
Batch# 691958 DEEDWARRSP
08/06/2021 11:55:30 AM 11 pgs
Fees: $58.00 Taxes: $286,750.00
20210806-0106271

Deed

GRANTOR: **Arbor Knoll General Partnership,**
a Tennessee general partnership,
(successor by merger to
Arbor Knoll/Crest, LLC, a Tennessee limited liability company)

GRANTEE: **Arbor Hills Apartments Owner LLC,**
a Delaware limited liability company

This Instrument Prepared By:	**New Owner and Send Tax Bills:**	**Map Parcel No.:**
Ingram Yuzek Gainen Carroll & Bertolotti, LLP 150 East 42nd Street, 19th Floor New York, New York 10017 Attn.: Neal Weinstein, Esq.	Arbor Hills Apartments Owner LLC 135 Water Street, 4th Floor Naperville, Illinois 60540 Attn.: Darren R. Sloniger	Tax ID: 163-00-0-090.00 163-00-0-306.00 Property Address: 100 Arbor Knoll Boulevard, Antioch, TN 37013 101 Arbor Crest Boulevard, Antioch, TN 37013

****

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by **ARBOR HILLS APARTMENTS OWNER LLC**, a Delaware limited liability company, GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ARBOR KNOLL GENERAL PARTNERSHIP**, a Tennessee general partnership, successor by merger to Arbor Knoll/Crest, LLC, a Tennessee limited liability company, GRANTOR, does hereby bargain, sell and convey to GRANTEE, its successors and assigns the following described parcel of real estate located in Davidson County, Tennessee, more fully described in Exhibit A, attached hereto and made a part hereof by this reference.

The Property is improved property located at 100 Arbor Knoll Boulevard, Antioch, TN 37013 and 101 Arbor Crest Boulevard, Antioch, TN 37013.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

Except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject, Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Witness my hand this 2nd day of August, 2021.

GRANTOR: **ARBOR KNOLL GENERAL PARTNERSHIP,**
a Tennessee general partnership

By: Arbor Hills LLC I, a Delaware limited liability company, Partner

By: SWP Manager LLC, a Delaware limited liability company, its Manager

By: _____
Name: Noel Belli
Title: Vice President

By: Arbor Hills LLC II, a Delaware limited liability company, Partner

By: SWP Manager LLC, a Delaware limited liability company, its Manager

By: _____
Name: Noel Belli
Title: Vice President

State of New York)
County of New York) ss:

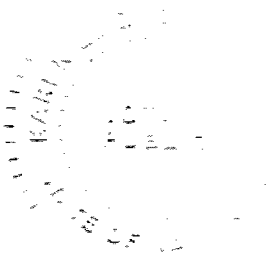
On the 28th day of July in the year 2021 before me, the undersigned, personally appeared Noel Belli, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Karen E O'Brien
Signature and Office of Individual taking acknowledgement

My commission expires:

07/05/2025

KAREN E. O'BRIEN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01OB6129743
Qualified in New York County
My Commission Expires July 05, 2025



The undersigned hereby swears or affirms that to the best of its knowledge, information, and belief, the actual consideration for this transfer is $77,500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale undertaken on an arms' length basis.

ARBOR HILLS APARTMENTS OWNER LLC,
a Delaware limited liability company

By: Arbor Hills Apartments Venture LLC,
a Delaware limited liability company, its sole member

By: MP Arbor Hills Apartments, LLC,
an Illinois limited liability company, its managing member

By: SE Fund 21 Manager, LLC,
an Illinois limited liability company, its manager

By: _____
Name: Trevor P. Ryan
Title: Manager

By: Arbor Hills Apartments Investor LLC,
a Delaware limited liability company, a member

By: _____
Name: Gregory Biester
Title: Authorized Representative

State of ILLINOIS)
County of DUPAGE) ss:

On the 26 day of JULY in the year 2021 before me, the undersigned, personally appeared TREVOR RYAN personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Karen M. Rediger
Signature and Office of Individual
taking acknowledgement

My commission expires: 4/10/2022

KAREN M. REDIGER
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
April 10, 2022

State of)
County of) ss:

On the ____ day of _____ in the year 2021 before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Signature and Office of Individual
taking acknowledgement

My commission expires:

The undersigned hereby swears or affirms that to the best of its knowledge, information, and belief, the actual consideration for this transfer is $77,500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale undertaken on an arms' length basis.

ARBOR HILLS APARTMENTS OWNER LLC,
a Delaware limited liability company

By: Arbor Hills Apartments Venture LLC,
a Delaware limited liability company, its sole member

By: MP Arbor Hills Apartments, LLC,
an Illinois limited liability company, its managing member

By: SE Fund 21 Manager, LLC,
an Illinois limited liability company, its manager

By:_____
Name: Trevor P. Ryan
Title: Manager

By: Arbor Hills Apartments Investor LLC,
a Delaware limited liability company, a member

By:_____
Name: Gregory Biester
Title: Authorized Representative

State of)
County of) ss:

On the ____ day of _____ in the year 2021 before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Signature and Office of Individual taking acknowledgement

My commission expires:

State of Pennsylvania)
County of Philadelphia) ss:

On the 21th day of July in the year 2021 before me, the undersigned, personally appeared Greg Biester, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Jamie L. Bittenbender
Signature and Office of Individual taking acknowledgement

My commission expires: 3/2/2024

Commonwealth Of Pennsylvania - Notary Seal
Jamie L Bittenbender, Notary Public
Philadelphia County
My Commission Expires March 2, 2024
Commission Number 1366229

Exhibit A

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

TRACT 1:

BEING PART OF THE ARBORS OF HICKORY HOLLOW AS RECORDED IN BOOK 6305, PAGE 521 AT THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PHASE I OF THE ARBORS OF HICKORY HOLLOW AND THE PRESENT SOUTH LINE OF BELL ROAD (115 FOOT RIGHT-OF-WAY); THENCE S 06 DEG. 42' 18" E ALONG THE EAST LINE OF BELL TRACE SECTION ONE AS RECORDED IN PLAT BOOK 5210, PAGE 36 AT THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, A MEASURED DISTANCE OF 311.37 FEET (CALLED 311.50 FEET) TO A FOUND IRON PIN IN CONCRETE; THENCE S 56 DEG. 58' 36" W ALONG THE SOUTHEAST LINE OF BELL TRACE SECTION ONE, A MEASURED DISTANCE OF 97.20 FEET (CALLED 96.95 FEET) TO A FOUND IRON PIN IN CONCRETE; THENCE S 53 DEG. 11'51" W ALONG THE SOUTHEAST LINE OF BELL TRACE SECTION ONE A CALLED AND MEASURED DISTANCE OF 145.50 FEET TO A POINT OF BEGINNING; THENCE S 10 DEG. 50' 16" W ALONG THE EAST LINE OF BELL TRACE SECTION ONE A MEASURED DISTANCE OF 207.96 FEET (CALLED 208.13 FEET) TO A FOUND CONCRETE MONUMENT; THENCE S 00 DEG. 14' 57" W ALONG THE EAST LINE OF BELL TRACE SECTION ONE A MEASURED DISTANCE OF 194.10 FEET (CALLED 194.37 FEET) TO A FOUND CONCRETE MONUMENT, SAID POINT BEING THE NORTHEAST CORNER OF THE MILL CREEK CLUB PROPERTY AS RECORDED IN PLAT BOOK 5050, PAGE 103 AT THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE ALONG THE EAST LINE OF MILL CREEK CLUB PROPERTY THE FOLLOWING COURSES AND DISTANCES: S 01 DEG. 12' 10" E, A MEASURED DISTANCE OF 178.36 FEET (CALLED 178.30 FEET) TO A FOUND CONCRETE MONUMENT; THENCE S 03 DEG. 29' 19" E, A MEASURED DISTANCE OF 149.42 FEET (CALLED 149.34 FEET) TO A FOUND CONCRETE MONUMENT; THENCE S 01 DEG. 34' 11" E A CALLED AND MEASURED DISTANCE OF 254.26 FEET TO A FOUND CONCRETE MONUMENT; THENCE S 06 DEG. 12' 10" W A DISTANCE OF 106.11 FEET TO A POINT; THENCE S 83 DEG. 45' 00" E A MEASURED DISTANCE OF 319.90 FEET (CALLED 320.00 FEET) TO A POINT; THENCE S 19 DEG. 41' 18" E A CALLED AND MEASURED DISTANCE OF 220.00 FEET TO A POINT; THENCE S 80 DEG. 00' 03" E A MEASURED DISTANCE OF 686.80 FEET (CALLED 686.14 FEET) TO A POINT, SAID POINT BEING IN THE WEST LINE OF THE PARCEL 82 INTERCHANGE DEVELOPMENT CORPORATION PROPERTY AS RECORDED IN BOOK 4158, PAGE 352 AT THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE N 03 DEG. 34' 43" E ALONG THE WEST LINE OF PARCEL 82 A DISTANCE OF 262.77 FEET TO A FOUND CONCRETE MONUMENT, SAID POINT BEING THE SOUTHWEST CORNER OF PARCEL 209, WILLIAM J. BERRY, JR. AS RECORDED IN BOOK 6092, PAGE 416 AT THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE N 03 DEG. 36' 08" E ALONG THE WEST LINE OF PARCEL 209 A CALLED AND MEASURED DISTANCE OF 150.60 FEET TO A POINT, THENCE N 04 DEG. 55' 03" E ALONG PARCEL 209, A DISTANCE OF 170.40 FEET TO A POINT; THENCE N 35 DEG. 18' 15" W A MEASURED DISTANCE OF 872.96 FEET (CALLED 872.32 FEET) TO A POINT; THENCE N 66 DEG. 20' 15" W A CALLED AND MEASURED DISTANCE OF 245.00 FEET TO A POINT; THENCE S 45 DEG. 06' 51" W A MEASURED DISTANCE OF 185.06 FEET (CALLED 185.00 FEET) TO A FOUND IRON PIN; THENCE N 49 DEG. 44' 45" W A MEASURED DISTANCE

OF 285.04 FEET (CALLED 285.00 FEET) TO THE POINT OF BEGINNING AND CONTAINING 1,109,772 SQUARE FEET OR 25.47 ACRES.

TRACT 2:

PARCEL 1:

BEING PART OF THE ARBORS OF HICKORY HOLLOW AS RECORDED IN BOOK 6743, PAGE 989 AT THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PHASE I OF THE ARBORS OF HICKORY HOLLOW AND THE PRESENT SOUTH LINE OF BELL ROAD (115 FOOT RIGHT-OF-WAY); THENCE S 06 DEG. 42' 18" E ALONG THE EAST LINE OF BELL TRACE SECTION ONE AS RECORDED IN PLAT BOOK 5210, PAGE 36 AT THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE, A DISTANCE OF 311.37 FEET TO A FOUND IRON PIN IN CONCRETE; THENCE S 56 DEG. 58' 36" W ALONG THE SOUTHEAST LINE OF BELL TRACE SECTION ONE, A DISTANCE OF 97.20 FEET TO A FOUND IRON PIN IN CONCRETE; THENCE S 53 DEG. 11'51" W ALONG THE SOUTHEAST LINE OF BELL TRACE SECTION ONE A DISTANCE OF 145.50 FEET TO A POINT; THENCE S 10 DEG. 50' 16" W ALONG THE EAST LINE OF BELL TRACE SECTION ONE A DISTANCE OF 207.96 FEET TO A FOUND CONCRETE MONUMENT; THENCE S 00 DEG. 14' 57" W ALONG THE EAST LINE OF BELL TRACE SECTION ONE A DISTANCE OF 194.10 FEET TO A FOUND CONCRETE MONUMENT, SAID POINT BEING THE NORTHEAST CORNER OF THE MILL CREEK CLUB . PROPERTY AS RECORDED IN PLAT BOOK 5050, PAGE 103 AT THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE ALONG THE EAST LINE OF MILL CREEK CLUB PROPERTY THE FOLLOWING COURSES AND DISTANCES: S 01 DEG. 12' 10" E, A DISTANCE OF 178.36 FEET TO A FOUND CONCRETE MONUMENT; THENCE S 03 DEG. 29' 19" E, A DISTANCE OF 149.42 FEET TO A FOUND CONCRETE MONUMENT; THENCE S 01 DEG. 34' 11" E A DISTANCE OF 254.26 FEET TO A FOUND CONCRETE MONUMENT; THENCE S 06 DEG. 12' 10" W A DISTANCE OF 106.11 FEET TO THE POINT OF BEGINNING; THENCE S 06 DEG. 12' 10" W A DISTANCE OF 110.38 FEET TO A FOUND CONCRETE MONUMENT; THENCE S 07 DEG. 14' 42" W A DISTANCE OF 102.67 FEET TO A FOUND CONCRETE MONUMENT; THENCE S 28 DEG. 46' 04" W A DISTANCE OF 626.80 FEET TO A FOUND CONCRETE MONUMENT, SAID POINT BEING IN THE EAST LINE OF HICKORY PARK VILLAS SECTION TWO AS RECORDED IN PLAT BOOK 5200, PAGE 603 AT THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE S 03 DEG. 49' 18" W ALONG THE EAST LINE OF HICKORY PARK VILLAS SECTION TWO A DISTANCE OF 120.16 FEET TO A FOUND IRON PIN, THENCE S 14 DEG. 45' 20" E ALONG THE EAST LINE OF HICKORY PARK VILLAS SECTION TWO, A DISTANCE OF 139.72 FEET TO A FOUND IRON PIN ON THE NORTH LINE OF PARCEL ONE OF MILTON A. PAUL; THENCE S 86 DEG. 42' 23" E ALONG THE NORTH LINE OF PARCEL ONE, A DISTANCE OF 1,316.37 FEET TO A FOUND P.K. NAIL IN CORNER STONE, SAID POINT BEING THE SOUTHWEST CORNER OF PARCEL 82 OF THE INTERCHANGE DEVELOPMENT CORPORATION PROPERTY AS RECORDED IN BOOK 4158, PAGE 352 AT THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE N 04 DEG. 57' 25" E ALONG THE WEST LINE OF PARCEL 82, A DISTANCE OF 313.79 FEET TO A FOUND IRON PIN; THENCE N 03 DEG. 34' 43" E ALONG PARCEL 82 A DISTANCE OF 418.65 FEET TO A POINT; THENCE N 80 DEG. 00' 03" W A DISTANCE OF 686.80 FEET TO A POINT; THENCE N 19 DEG. 41' 18" W A DISTANCE OF 686.80 FEET TO A POINT; THENCE N 19 DEG. 41' 18" W A DISTANCE OF 220.00 FEET TO A POINT; THENCE N 83 DEG. 45' 00" W A DISTANCE OF 319.90 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

TOGETHER WITH EASEMENTS AND ACCESS RIGHTS WITH RIGHTS OF INGRESS AND EGRESS OF PEDESTRIAN AND VEHICULAR TRAFFIC TO BELL ROAD AS CONTAINED IN THAT CERTAIN DECLARATION OF EASEMENTS BY CROW BELL ROAD ASSOCIATES, DATED JUNE 1, 1984 AND RECORDED IN DEED BOOK 6305, PAGE 527, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO DECLARATION OF EASEMENTS DATED JUNE 1, 1984 AND RECORDED IN DEED BOOK 6950, PAGE 666, AFORESAID OFFICE; AND AS AMENDED BY THAT CERTAIN SECOND AMENDMENT TO DECLARATION OF EASEMENTS DATED JUNE 1, 1984 AND RECORDED IN DEED BOOK 7480, PAGE 985, AFORESAID OFFICE (AS AMENDED THE "DECLARATION"); AND AS SHOWN ON THE PLAN OF RECORD IN BOOK 6900, PAGE 709, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

INCLUDED IN THE FOREGOING DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, IS PROPERTY CONVEYED BY THE FOLLOWING, ALL OF RECORD IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE:

1. ORDER OF POSSESSION TO PIEDMONT NATURAL GAS COMPANY INC., IN INSTRUMENT NO. 201301300009632;
2. CONSENT JUDGEMENT AND FINAL DECREE TO PIEDMONT NATURAL GAS COMPANY INC., IN INSTRUMENT NO. 201508130081370.

BEING PART OF THE SAME PROPERTY CONVEYED TO ARBOR KNOLL/CREST, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM GABLES-TENNESSEE PROPERTIES, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY (F/K/A) GABLES-TENNESSEE PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP), OF RECORD IN INSTRUMENT NO. 200412220152521, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Exhibit B

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 6900, Page 709, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Declaration of Easements, by Crow Bell Road Associates, a Georgia limited partnership having Crow-Terwilliger Company, a Georgia corportion and Crow-Terwilliger Partners, Inc., a Georgia corporation, as its sole general partners, of record in Book 6305, Page 527; as affected by First Amendment to Declaration of Easements in Book 6950, Page 666; and Second Amendment to Declaration of Easements in Book 7480, Page 985, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Storm Water Detention Agreement, by and between Arbor Crest Limited Partnership and Metropolitan Government of Nashville and Davidson County, of record in Book 6840, Page 625, in the Register's Office of Davidson County, Tennessee. (as to Tract 2)

5. Terms and provisions of Assignment of Agreement to Construct Water Facilities Project No. 86-WL-191, by and between Crow, Terwilliger & Parrott, Inc. and Arbor Knoll Limited Partnership, a Georgia limited partnership having as its sole general partner CTW Development Corp., a Georgia Corporation, of record in Book 7542, Page 439, in the Register's Office of Davidson County, Tennessee. (as to Tract 1)

6. Terms and provisions of Assignment of Agreement to Construct Water Facilities Project No. 86-WL-191, by and between Crow, Terwilliger & Parrott, Inc. and Arbor Crest Limited Partnership, a Georgia limited partnership having as its sole general partner CTW Development Corp., a Georgia Corporation, of record in Book 7542, Page 452, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Assignment of Agreement to Construct Sewerage Facilities Project No.86-SL-155, by and between Crow, Terwilliger & Parrott, Inc. and Arbor Knoll Limited Partnership, a Georgia limited partnership having as its sole general partner CTW Development Corp., a Georgia Corporation, of record in Book 7542, Page 464, in the Register's Office of Davidson County, Tennessee. (as to Tract 1)

8. Terms and provisions of Assignment of Agreement to Construct Sewerage Facilities Project No. 86-SL-155, by and between Crow, Terwilliger & Parrott, Inc. and Arbor Crest Limited Partnership, a Georgia limited partnership having as its sole general partner CTW Development Corp., a Georgia Corporation, of record in Book 7542, Page 475, in the Register's Office of Davidson County, Tennessee.

9. Easement(s) granted Piedmont Natural Gas Company Inc., by Order of Possession of record in Instrument No. 201301300009632, in the Register's Office of Davidson County, Tennessee.

10. Easement(s) granted Piedmont Natural Gas Company Inc., by Consent Judgment and Final Decree of record in Instrument No. 201508130081370, in the Register's Office of Davidson County, Tennessee.

11. Easement for the flow of the waters of Mill Creek, and the rights of the public thereto.

12. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Mill Creek.

13. Rights of tenants, as tenants only, under unrecorded lease agreements, with no options to purchase.

Tennessee Register of Deeds Association
President Sheena R Tinsley

The Tennessee Register of Deeds Association would like to inform all recorders of the following changes in Certifications in Electronic Documents. The following changes will be effective July 1, 2021.

- The text of a certification of an electronic document must be in the following form.
    - I, Margo Zhao, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 4, 2021.

      Affiant Signature
      Date: August 4, 2021
      State of: New York
      County of: New York
      Sworn to and subscribed before me this 4th day of August, 2021.

      Notary's Signature

      JED LEVINE
      Notary Public, State of New York
      No. 01LE6109294
      Qualified in Queens County
      Commission Expires 5/3/2024

      MY COMMISSION EXPIRES: 5/3/2024
      Notary's Seal (if on paper)

- The text of the certification must be NO LESS THAN ten (10) point font.
- The date of the document must be stated in each certification.
- Affiant's signature must be dated and notarized.

For further information, please reference TCA 66-24-101(d)(3.)