Karen Johnson Davidson County
Batch# 705370 DEEDWARRSP
08/26/2021 10:50:30 AM 10 pgs
Fees: $53.00 Taxes: $112,110.00
20210826-0115321

SPECIAL WARRANTY DEED

FROM: Rivendell Townhouse Partners

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: 2174 Rivendell Terrace LLC

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
2174 Rivendell Terrace LLC 11828 La Grange Avenue Los Angeles, CA 90025	Same	See Exhibit A attached hereto and incorporated herein by reference

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $30,300,000.00.

Yvonne Hare
Affiant

Sworn to and subscribed before me, this 24 day of August 2021.

Notary Public

My Commission Expires: 07/24/2023

HOUSTON L. LYLE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rivendell Townhouse Partners**, a Tennessee general partnership (hereinafter called the "**Seller**"), have bargained and sold, and by these presents do transfer and convey unto **2174 Rivendell Terrace LLC**, a Delaware limited liability company (hereinafter called the "**Buyer**"), and Buyer's successors and assigns, all of Seller's interest as owner in that certain tract of land in Davidson County, Tennessee, described on Exhibit B attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property located at Rivendell Townhomes at Rivendell Terrace, Antioch, Davidson County, Tennessee 37013.

The above-referenced property is conveyed subject to the matters set forth on Exhibit C attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), 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, Seller has caused this Special Warranty Deed to be executed effective as of the 24 day of August, 2021.

SELLER: Rivendell Townhouse Partners,
a Tennessee general partnership

By: _____
William R. Hostettler, Managing Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, 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 himself to be the Managing Partner of Rivendell Townhouse Partners, the within named bargainor, a general partnership, and that he as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Managing Partner.

Witness my hand and seal at office in Nashville, Tennessee, this 24 day of August, 2021.

_____
Notary Public

My Commission Expires: 7/7/25

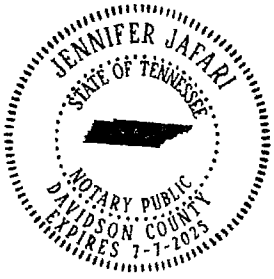


EXHIBIT A

MAP AND PARCEL NUMBERS

Map-Par. 174-01-0B-001.00 CO
Map-Par. 174-01-0B-003.00 CO
Map-Par. 174-01-0B-004.00 CO
Map-Par. 174-01-0B-005.00 CO
Map-Par. 174-01-0B-007.00 CO
Map-Par. 174-01-0B-008.00 CO
Map-Par. 174-01-0B-009.00 CO
Map-Par. 174-01-0B-010.00 CO
Map-Par. 174-01-0B-011.00 CO
Map-Par. 174-01-0B-012.00 CO
Map-Par. 174-01-0B-013.00 CO
Map-Par. 174-01-0B-014.00 CO
Map-Par. 174-01-0B-015.00 CO
Map-Par. 174-01-0B-016.00 CO
Map-Par. 174-01-0B-017.00 CO
Map-Par. 174-01-0B-018.00 CO
Map-Par. 174-01-0B-019.00 CO
Map-Par. 174-01-0B-020.00 CO
Map-Par. 174-01-0B-021.00 CO
Map-Par. 174-01-0B-022.00 CO
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Map-Par. 174-01-0B-026.00 CO
Map-Par. 174-01-0B-027.00 CO
Map-Par. 174-01-0B-028.00 CO
Map-Par. 174-01-0B-029.00 CO
Map-Par. 174-01-0B-030.00 CO
Map-Par. 174-01-0B-031.00 CO
Map-Par. 174-01-0B-032.00 CO
Map-Par. 174-01-0B-033.00 CO
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Map-Par. 174-01-0B-041.00 CO
Map-Par. 174-01-0B-042.00 CO
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Map-Par. 174-01-0B-099.00 CO

Map-Par. 174-01-0D-001.00 CO
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Map-Par. 174-01-0D-040.00 CO

Map-Par. 174-01-0B-900.00 CO
Map-Par. 174-01-0B-901.00 CO
Map-Par. 174-01-0A-900.00 CO
Map-Par. 174-01-0D-900.00 CO
Map-Par. 174-00-0-249.00

EXHIBIT B

PROPERTY DESCRIPTION

TRACT 1

Land in Davidson County, Tennessee, being Units Nos. 1, 3, 4, 5, and 7-99, together with the exclusive Limited Common Elements and an undivided interest in the common elements of Rivendell Woods, Phase Three, a horizontal property regime established by Master Deed, of record in Instrument No. 20081021-0105622, amended in Instrument No. 20110317-0021156, Instrument No. 20131113-0117434, Instrument No. 20140422-0033780, Instrument No. 20140627-0056696, Instrument No. 20150311-0021001, Instrument No. 20150501-0039484, Instrument No. 20191226-0132806 and Instrument No. 20210729-0102366, Register's Office for Davidson County, Tennessee, said Units being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed

Being a portion of the same property conveyed to RIVENDELL TOWNHOUSE PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by deeds of record in Instrument No. 20150512-0043294, Instrument No. 20150512--0043295, Instrument No. 20150916-0093773, Instrument No. 20150916-0093767, as corrected in Instrument No. 20151103-0112193 and Instrument No. 20160318-0026009, in said Register's Office.

TRACT 2

Land in Davidson County, Tennessee, being Units Nos.1-40, together with the exclusive Limited Common Elements and an undivided interest in the common elements of Rivendell Woods, Phase Three, a horizontal property regime established by Master Deed, of record in Instrument No. 20081021-0105622, amended in Instrument No. 20110317-0021156, Instrument No. 20131113-0117434, Instrument No. 20140422-0033780, Instrument No. 20140627-0056696, Instrument No. 20150311-0021001, Instrument No. 20150501-0039484, Instrument No. 20191226-0132806 and Instrument No. 20210729-0102366, Register's Office for Davidson County, Tennessee, said Units being depicted on the Condominium Site Plan attached as C-1 & C-2 to the amendment in Instrument No. 20191226-0132806 to the aforementioned Master Deed.

Being a portion of the same property conveyed to RIVENDELL TOWNHOUSE PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by deed from RIVENDELL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20180921-0093814, dated September 19, 2018, said Register's Office.

TRACT 3

LAND IN THE 32ND COUNCIL DISTRICT OF DAVIDSON COUNTY, ANTIOCH, TENNESSEE, PART OF THE PROPERTY CONVEYED IN INSTRUMENT NO. 20180921-0093814, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING IN THE EASTERLY RIGHT OF WAY OF SHIRE DRIVE, AT THE NORTHEAST CORNER OF LOT 1 SHOWN ON THE PLAN OF RIVENDELL

WOODS, PHASE ONE, SECTION TWO, OF RECORD IN INSTRUMENT NO. 20080829-0088935, R.O.D.C.;

THENCE WITH SAID RIGHT OF WAY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25 FEET, A DISTANCE OF 21.32 FEET;
THENCE CONTINUING WITH SAID RIGHT OF WAY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 50 FEET, A DISTANCE OF 159.0 FEET;
THENCE LEAVING SAID RIGHT OF WAY N 00°00 '00" E, 70.49 FEET;
THENCE N 48° 44' 18" E, 196.26 FEET;
THENCE S 68° 06' 35" E, 224.02 FEET;
THENCE N 48° 42' 34 " E, 265.15 FEET TO THE NORTH LINE OF THE HEREIN DESCRIBED TRACT;
THENCE ALONG SAID LINE S 83° 13' 21" E, 134.59 FEET;
THENCE S 82° 46' 45" E, 152.11 FEET TO THE NORTHWEST CORNER OF G.O. RICHTTER, OF RECORD IN BOOK 8447, PAGE 377, R.O.D.C.;
THENCE WITH SAID RICHTTER S 8° 00' 16" W, 629.59 FEET;
THENCE N 74° 31' 28" W, 438.99 FEET;
THENCE N 68° 06' 35" W, 389.40 FEET TO THE POINT OF BEGINNING, CONTAINING 8.36 ACRES, MORE OR LESS.

Being a portion of the same property conveyed to RIVENDELL TOWNHOUSE PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by deed from RIVENDELL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20180921-0093814, dated September 19, 2018, said Register's Office.

EXHIBIT C

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 in Instrument No. 20140814-0073582, said Register's Office:
a) 20' Sanitary Sewer easement Southwest portion of property (Tract 1).
b) 20' P.U.D.E. West line of property and along margins of Rivendell Court (Private Drive) (Tract 1).
c) Drainage Easement Eastern line of property (Tract 1).
d) 25' Buffer yard east line of property (Tract 1).
e) 3' Pedestrian Easement along west line of property and along margins of Rivendell Court (Private Drive) (Tract 1).
f) 20'x66' Overhead & Anchor Utility Easement West portion of property (Tract 1).

3. Right of Way Agreement to Columbia Gulf Transmission Company of record in Book 3763, page 4, and in Book 4215, page 632, said Register's Office.

4. A 150-foot TVA right of way as noted in deeds of record in Instrument No. 20040702-0079200 and Instrument No. 20040702-0079201, said Register's Office.

5. Declaration of Protective, Covenants, Conditions, & Restrictions and Master Deed for Rivendell Woods, Phase Three, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20081021-0105622, as amended in Instrument No. 20110317-0021156, Instrument No. 20131113-0117434, Instrument No. 20140422-0033780, Instrument No. 20140627-0056696, Instrument No. 20150311-0021001, Instrument No. 20150501-0039484, Instrument No. 20191226-0132806 and Instrument No. 20210729-0102366, said Register's Office.

Assignment of Declarant/Developer Rights of record in Instrument No. 20150512-0043299, said Register's Office.

6. Permanent Easements granted in Order of Possession granted to Piedmont Natural Gas Company, Inc., of record in Instrument No. 20130130-0009636, as assigned in Instrument No. 20130520-0050613, as further affected by Consent Judgment and Final Decree of record in Instrument No. 20140919-0086248, said Register's Office.

7. Easements granted in Order of Possession granted to Piedmont Natural Gas Company, Inc., of record in Instrument No. 20130130-0009637, as affected by Consent Judgment and Final Decree of record in Instrument No. 20140714-0061726, said Register's Office.

8. Grant of Easement of record in Instrument No. 20150211-0012555, said Register's Office.

9. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20171206-0124526, said Register's Office.

10. Grant of Easement of record in Instrument No. 20200310-0026749, said Register's Office.

11. Easement for the flow of the water or creek and the rights of the public therein (Tract 1).

12. Rights of upper and lower riparian owners to the flow of the water or creek, free from diminution or pollution (Tract 1).

13. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of creek (Tract 1).

14. The following matters shown on the plat of survey by Patrick S. Coode, Tenn. RLS No. 855, with Patrick Coode and Company, LLC, dated June 25, 2021, and designated as Job No. 221-069: a) Fire Hydrants located in various locations

15. No insurance is afforded as to the acreage or square footage contained in the insured property. (Tract 3).

Certificate of Authenticity

I, Melissa Foster, do hereby make oath that I am 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 July 1, 2021.

Melissa Ann Foster
Affiant Signature

8/24/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24th day of August, 2021.

Notary's Signature

My Commission Expires: 07/24/2023
Date

HOUSTON L. LYLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY