Karen Johnson Davidson County
Batch# 705519 DEEDWARRSP
08/26/2021 01:57:30 PM 5 pgs
Fees: $28.00 Taxes: $209,050.00
20210826-0115529

SPECIAL WARRANTY DEED

FROM: Centennial West Partners, a Tennessee general partnership
TO: WMCi Nashville III, LLC, a Virginia limited liability company
WMCi Nashville III-B, LLC, a Virginia limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
c/o Weinstein Management Co., Inc. 3951 Stillman Parkway Glen Allen, VA 23060	(same)	091-00-0-037.00

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-8966

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Fifty-Six Million Five Hundred Thousand and No/100 Dollars ($56,500,000.00).

Yvonne Hall
Affiant

Subscribed and sworn to before me, this the 25 day of August, 2021.

H. Lyle
Notary Public

My Comm. 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 GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **CENTENNIAL WEST PARTNERS**, a Tennessee general partnership, hereinafter called "**GRANTOR**", has bargained and sold, and by these presents does transfer and convey unto **WMCi NASHVILLE III, LLC**, a Virginia limited liability company, as to a 54% undivided interest, and **WMCi NASHVILLE III-B, LLC**, a Virginia limited liability company, as to a 46% undivided interest, as tenants in common,

hereinafter, together, called "**GRANTEE**", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit (the "**Property**"):

> Land in Davidson County, Tennessee being Lot No. 1 as shown on the map entitled Final Subdivision Plat and Unified Plat of Record of R. Manuel - Centennial, of record as Instrument No. 20170221-0017490, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Centennial West Partners, a Tennessee general partnership, by deed dated February 23, 2017 from R. Manuel – Centennial, a Tennessee general partnership, of record as Instrument No. 20170224-0018925 in the Register's Office of Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. Rights and claims of tenants in possession.

2. General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 091-00-0-037.00.

3. Right of Way Easement benefitting Colonial Pipeline of record in Book 3678, Page 14 and Book 3676, Page 165, Register's Office for Davidson County, Tennessee.

4. Subject to the matters as shown on the Plat entitled Final Subdivision Plat and Unified Plat of Record of R. Manuel - Centennial of record as Instrument No. 20170221-0017490, said Register's Office.

5. Notice of Land Use Restrictions contained in instrument of record in Instrument No. 20160811-0083633, said Register's Office.

6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20170404-0032898, said Register's Office.

7. Easement granted to Comcast of Nashville I, LLC of record in Instrument No. 20170921-0097008, said Register's Office.

8. All matters shown on the plat of survey by Bryan A. Shirley, Tenn. RLS No. 2085, with Blew & Associates, PA, dated July 26, 2021, last revised _____, and designated as Job No. 21-5296.

This is improved property commonly known as The Flats at Silo Bend, 5500 Centennial Blvd., Nashville, Davidson County, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said 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 said real estate 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 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.

[Signature page follows]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this ____ day of _____, 2021.

GRANTOR:

CENTENNIAL WEST PARTNERS,
a Tennessee general partnership

By: Centennial West, LLC, a Tennessee limited liability company, its Managing Partner

By: SEV Centennial West, LLC, a Tennessee limited liability company, its Manager

By: _____
Name: Cameron W. Sorenson
Its: President

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Cameron W. Sorenson, 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 President of SEV Centennial West, LLC, a Tennessee limited liability company, the Manager of Centennial West, LLC, a Tennessee limited liability company, the Managing Partner of **CENTENNIAL WEST PARTNERS**, a Tennessee general partnership, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the foregoing entity.

Witness my hand and seal, this the 24th day of August, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 3/7/23

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

4824-9537-1510

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 24 day of August, 2021.

H. Lyle
Notary's Signature

My Commission Expires: 07/24/2023
Date

HOUSTON L. LYLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY