RECORD & RETURN TO:

J. Gregory Kala
Republic Commercial Title Company, LLC
6111 Peachtree Dunwoody Road, Building D
Atlanta, Georgia 30328

SPECIAL WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON
Karen Johnson Davidson County Batch# 719366 DEEDWARRSP 09/17/2021 03:03:30 PM 6 pgs Fees: $33.00 Taxes: $278,439.80 20210917-0125488	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $75,254,000.00. *Affiant* SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF September, 2021. NOTARY PUBLIC My Commission Expires: (SEAL)

STEVEN L KENNEDY NOTARY PUBLIC Exp. Aug. 14, 2022 COBB COUNTY, GA

THIS INSTRUMENT WAS PREPARED BY:

Seyfarth Shaw LLP
1075 Peachtree Street, N.E., Suite 2500
Atlanta, Georgia 30309
Attn: Steven L. Kennedy, Esq.

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
PAC ANSON, LLC 3284 Northside Parkway Suite 150 Atlanta, GA 30327	PAC ANSON, LLC 3284 Northside Parkway Suite 150 Atlanta, GA 30327	162000118.00 162000120.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **OXFORD BRENTWOOD APARTMENTS LLC,** a Georgia limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **PAC ANSON, LLC,** a Delaware limited liability company, hereinafter called **"GRANTEE,"** a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

The conveyance of the above-described parcel of land is subject to the permitted exceptions as described on ***Exhibit "B"*** attached hereto and incorporated herein by this reference.

This property is also known as improved property located at 950 Brittany Park Drive, Nashville, Tennessee 37013.

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 does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by or through 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.

WITNESS our hands this 14 day of September, 2021.

SELLER:

OXFORD BRENTWOOD APARTMENTS LLC, a Georgia limited liability company

By: OXFORD BRENTWOOD CAPITAL LLC, a Georgia limited liability company, its Manager

By: OXFORD BRENTWOOD DEVELOPMENT LLC, a Georgia limited liability company, its Manager

By: _____
W. Daniel Faulk, Jr.,
Manager

STATE OF GEORGIA)
COUNTY OF COBB)

Before me, Steven L. Kennedy, a Notary Public in and for the County and State aforesaid, personally appeared W. Daniel Faulk, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged him to be the Manager of Oxford Brentwood Development LLC, a Georgia limited liability company, as Manager of Oxford Brentwood Capital LLC, a Georgia limited liability company, as Manager of the within named bargainor, a limited liability company, and that he as such Manger, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as such Manager.

WITNESS my hand and seal at office in Atlanta, Georgia, this 10th day of September, 2021.

_____
Notary Public

My Commission Expires: 08/14/2022

(SEAL)

STEVEN L KENNEDY NOTARY PUBLIC Exp. Aug. 14, 2022 COBB COUNTY, GA

EXHIBIT "A"

PROPERTY

Land in Davidson County, Tennessee, being Lots 1 and 2 on the Plan of Oxford Commons, Final Plat, of record as Instrument Number 20190404-0030855, Register's Office for Davidson County, Tennessee, to which reference is made for a more particular description.

A portion of said land was conveyed Oxford Brentwood Apartments LLC, a Georgia limited liability company by Quitclaim Deed from Kristi L. Warren of record as Instrument No. 20170614-0059687 and by Special Warranty Deed from Kristi L. Warren of record in Instrument No. 20170614-0059688, Register's Office for Davidson County, Tennessee.

A portion of said land was conveyed Oxford Brentwood Apartments LLC, a Georgia limited liability company by Special Warranty Deed from Bell Road, L.P. of record as Instrument Number 20170614-0059689 in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes for the year 2021, a lien, not yet due or payable.

2. Subject to all matters shown on the Plat of record as Instrument Number 20190404-0030855, Register's Office of Davidson County, Tennessee.

3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20180724-0071988, in the Register's Office for Davidson County, Tennessee.

4. Notice of Registration of Contract for Improvements to Real Property of record in Instrument Number 20190509-0043665, in the Register's Office for Davidson County, Tennessee.

5. Agreement(s) for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10796, Page 66; Book 10796, page 70; Book 10796, page 74 and Book 0882, page 230, in the Register's Office for Davidson County, Tennessee.

6. Easements as set forth in Warranty Deed of record in Book 7838, Page 934, in the Register's Office for Davidson County, Tennessee.

7. Permanent Easement of record in Book 7945, Page 831, in the Register's Office for Davidson County, Tennessee.

8. Access Easement and Construction and Utility Easement Agreement of record in Book 10226, Page 715, in the Register's Office for Davidson County, Tennessee.

9. Agreement of Multi-Family Unit Allocation and Deceleration Lane Dedication of record in Book 10226, Page 727, in the Register's Office for Davidson County, Tennessee.

10. Declaration of Drainage Easement of record in Instrument Number 20011116-0125961, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Yale Riley, 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 09/16/2021 (date of document).

Affiant Signature

09/16/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY