Karen Johnson Davidson County
Batch# 724759 DEEDWARRSP
09/27/2021 01:49:30 PM 8 pgs
Fees: $43.00 Taxes: $81,400.00
20210927-0129542

FROM: **4646 Nolensville Pike LLC**, a North Carolina limited liability company
TO: **Highlands Equities, LLC**, a Delaware limited liability company, and
Highlands Exchange LLC, a Delaware limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Numbers:
400 Boulevard of America, Suite 405		147 080 035.00
Lakewood, NJ 08701	(same)	147 080 243.00

THIS INSTRUMENT PREPARED BY: Barry D. Mann, Esq. of Manning, Fulton & Skinner, P.A., 3605 Glenwood Avenue, Suite 500, Raleigh, NC 27609

STATE OF NEW JERSEY

COUNTY OF OCEAN

The actual consideration or value, whichever is greater, for this transfer is Twenty Two Million and 00/100 Dollars ($22,000,000.00).

Affiant on behalf of Highlands Equities, LLC

Affiant on behalf of Highlands Exchange LLC

Subscribed and sworn to before me, this the 13th day of September, 2021.

LEAH HUNGER
NOTARY PUBLIC OF NEW JERSEY
ID # 2449941
My Commission Expires 9/16/2024

Notary Public

My Comm. Expires:

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 **4646 Nolensville Pike LLC**, a North Carolina limited liability company, hereinafter called "**GRANTOR**", has bargained and sold, and by these presents does transfer and convey unto **Highlands Equities, LLC**, a Delaware limited liability company, as to a 92.8% undivided interest as a tenant in common, and **Highlands Exchange LLC**, a Delaware limited liability company, as to a 7.2% undivided interest as a tenant in common, collectively hereinafter 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**"):

See Exhibit A attached hereto and incorporated herein by reference.

Being the same property conveyed to 4646 Nolensville Pike LLC, a North Carolina limited liability company, by special warranty deed of record as Instrument No. 20150513-0043856, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on **Exhibit B** attached hereto and incorporated herein by reference.

This is improved property commonly known as Highlands Apartments, 4646 Nolensville Pike and 378 Wales Drive, Nashville, Davidson County, Tennessee 37211.

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 13th day of September, 2021.

GRANTOR:

4646 NOLENSVILLE PIKE LLC,
a North Carolina limited liability company

By: _____
Mikael J. Levey, Manager

STATE OF NORTH CAROLINA

COUNTY OF WAKE

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mikael J. Levey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him/herself to be the Manager of 4646 Nolensville Pike LLC, a North Carolina limited liability company, 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, at office in Raleigh, Wake County, NC, this the 8th day of September, 2021.

Teresa L Bowling
NOTARY PUBLIC

TERESA L. BOWLING NOTARY PUBLIC WAKE COUNTY, NC

My Commission Expires: August 25, 2023

EXHIBIT A

Legal Description

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Nashville, County of Davidson, State of Tennessee.

Tract I:

A tract of land in the 1st (formerly the 5th) Civil District of Davidson County, Tennessee being a combination of The Highlands apartment complex and a 50-ft. access right-of-way from The Highlands apartment complex to Nolensville Road and being more fully described as follows:

Beginning at an iron pin which is North 3 degrees 53' 06" East a distance of 60.7' from a concrete monument in the southwest corner of the herein described tract, said corner being the same southwest corner of a tract of land "Reserved for Future Development" on the recorded plan of Beverly Heights, Section One, in Book 2331, Page 26, R.O.D.C. and proceeding as follows:

1. With the westerly boundary of the "Reserved for Future Development" tract, North 3 degrees 53' 06" East a distance of 357.3' to a corner post; thence,

2. Leaving said "Reserved for Future Development" tract, North 85 degrees 00' 24" West a distance of 436.82' to an iron pin; thence,

3. North 4 degrees 40' 37" East a distance of 213.07' to an iron pin; thence,

4. South 87 degrees 11' 40" East a distance of 70.85' to a corner post; thence,

5. North 0 degrees 38' 21" East a distance of 313.13' to an iron pin, the northwest corner of the herein described tract; thence,

6. South 89 degrees 21' 39" East a distance of 415.00' to an iron pin; thence,

7. North 71 degrees 10' 54" East a distance of 129.87' to an iron pin; thence,

8. South 22 degrees 13' 00" East a distance of 100.00' to an iron pin; thence,

9. North 73 degrees 38' 00" East a distance of 170.00' to an iron pin, the northeast corner of the herein described tract and the westerly boundary of Beverly Heights, Section One, as of record in Book 2331, Page 26, R.O.D.C., Tennessee; thence,

10. South 3 degrees 02' 15" East a distance of 326.65' to a concrete monument; thence,

11. South 30 degrees 44' 00" West a distance of 132.64' to a concrete monument; thence,

12. South 1 degree 14' 22" East a distance of 507.20' to a concrete monument; thence,

13. South 86 degrees 40' 01" West a distance of 384.76' to a concrete monument in a southwest corner of the herein described tract, said corner being the same southwest corner of a tract of land "Reserved for Future Development" on the recorded plan of Beverly Heights, Section One, Book 2331, Page 26, R.O.D.C.; thence,

14. South 59 degrees 20' 31" West a distance of 236.35' to an iron pin; thence,

15. With a curve to the left, said curve having a radius of 319.13', an angle of 40 degrees 44', a length of 226.88', a tangent of 118.47', a chord distance of 222.13 (survey) and a chord bearing of S38 degrees 58'31" West to an iron pin; thence,

16. South 18 degrees 36' 31" West a distance of 33.15' to an iron pin; thence,

17. With a curve to the left, said curve having a radius of 25.0', an angle of 70 degrees 33' 13", a length of 30.78', a tangent of 17.69', a chord distance of 28.87' and a chord bearing of S 16 degrees 40'02" East to an iron pin, in the north easterly margin of Nolensville Road, said iron pin being in a northwesterly direction 433.52', more or less from the centerline of Haywood Lane; thence,

18. With the northeasterly margin of Nolensville Road in a northwesterly direction with a curve to the left said curve having a radius of 2679.5, an angle of 1 degree 30' 19", a length of 70.39', a tangent of 35.20', a chord distance of 70.39' and a chord bearing of N52 degrees 42' 05" West to an iron pin; thence,

19. Leaving the northeasterly margin of Nolensville Road, North 18 degrees 36' 31" East a distance of 34.17' to an iron pin; thence,

20. With a curve to the right, said curve having a radius of 369.13', an angle of 40 degrees 44', a length of 262.42', a tangent of 137.03', a chord distance of 256.92' and a chord bearing of N 38 degrees 58' 31" East to an iron pin; thence,

21. North 59 degrees 20' 31" East a distance of 270.77 feet to an iron pin in the westerly boundary of Phase One as described in Call 1 which is the point of beginning.

Tract IA:

With the above described tract there is a 20' easement for egress and ingress to Haywood Lane, that is 20' East of and parallel with the west property line of Lot One, Beverly Heights, Section One, as of record in Book 2331, Page 26, R.O.D.C.

Tract II:

A tract of land located in the First Civil District of Davidson County, Tennessee and being Lot 2 of a resubdivision of Lot 28, Beverly Heights, Section 4 and recorded in Book 9700, Page 131, R.O.D.C. and being more fully described as follows:

Beginning at an iron pin in the northwest corner of Wales Drive, said pin being in the east line of The Highlands Apartments property and proceeding as follows:

1. South 73 degrees 50' 43" West (original call South 73 degrees 38' East) a distance of 136.79' to an iron pin, thence

2. North 18 degrees 55' West a distance of 85.48' to an iron pin, thence,

3. North 63 degrees 55' 20" West a distance of 19.09' to an iron pin, thence,

4. North 71 degrees 05' East a distance of 88.95' to an iron pin, thence,

5. South 49 degrees 00' 40" East a distance of 122.02' to the Point of Beginning.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2022 and all subsequent years, a lien not yet due and payable.

2. Rights of tenants as tenants only under unrecorded leases.

3. 10' easement for public utilities as set forth on plat recorded in Plat Book 2331 Page 26.

4. Restrictive Covenants recorded on July 19, 1980 in Book 5626 Page 220 (As to Tract II).

5. Grant of Easement granted to Comcast of Nashville I, LLC recorded on July 17, 2017 in Instrument No. 201707170071457.

6. Utility and drainage easement as set forth on plat recorded in Plat Book 5200 Page 263.

7. 10' drainage easement and a public utility easement as set forth on plat recorded in Plat Book 9700 Page 131.

8. Survey prepared by Tony Reasons II of The Reasons Company on behalf of The Edge Group LLC, Project/Job Number 20210201-01 dated 7/18/2021, last revised 9/13/2021, discloses the following:

   A. Rights of others, both public and private, in and to power poles, fire hydrants, signs, valves, manholes and inlets on and crossing subject property.

Tennessee Certification of Electronic Document

I, Yehudis Braun, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Yehudis Braun
Signature

State of New Jersey

County of Ocean

Personally appeared before me, Rachel Rapaport, a notary public for this county and state,
Notary's Name

Yehudis Braun, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Rachel Rapaport
Notary's Signature

MY COMMISSION EXPIRES: 6/23/25

NOTARY'S SEAL

Rachel Rapaport
Notary Public
State of New Jersey
My Commission Expires 6/23/2025

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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00569731