Karen Johnson Davidson County
Batch# 733885 DEEDWARRSP
10/11/2021 03:56:30 PM 5 pgs
Fees: $28.00 Taxes: $63,936.00
20211011-0136666

SPECIAL WARRANTY DEED

FROM: 380 Harding LLC, a North Carolina limited liability company
TO: Harding Place Multifamily Partners, LLC, a Delaware limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
Harding Place Multifamily Partners, LLC P.O. Box 59109 Nashville, TN 37205-9109	(same)	133-16-0-210.00

THIS INSTRUMENT PREPARED BY: Barry D. Mann, Esq., Manning, Fulton & Skinner, P.A., 3605 Glenwood Avenue, Suite 500, Raleigh, NC 27612

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Seventeen Million Two Hundred Eighty Thousand and 00/100 Dollars ($17,280,000.00).

Affiant

Subscribed and sworn to before me, this the 6th day of October, 2021.

DIANNE R. KIRBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Comm. Expires: 9/08/2025

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 **380 Harding LLC**, a North Carolina limited liability company, hereinafter called "**GRANTOR**", has bargained and sold, and by these presents does transfer and convey unto **Harding Place Multifamily Partners, LLC**, a Delaware limited liability company, 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**"):

LEGAL DESCRIPTION

LAND IN THE 26TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF A RESUBDIVISION OF SECTION 1 - BARCELONA APARTMENTS AS RECORDED IN PLAT BOOK 5200, PAGE 410, REGISTER'S OFFICE FOR SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTHERLY RIGHT-OF-WAY OF HARDING PLACE, SAID IRON PIN BEING NORTH OF AND 60' FROM THE CENTERLINE OF SAID HARDING PLACE, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED LOT 2 AND THE SOUTH EAST CORNER OF TANGLEWOOD HILLS AS RECORDED IN BOOK 5200, PAGE 25, R.O.D.C. AND PROCEEDING AS FOLLOWS:
WITH THE EASTERLY LINE OF TANGLEWOOD HILLS, N 14° 55' 35" W, 580.36 FEET;
THENCE N 14° 45' 00" W, 729.80 FEET;
THENCE N 15° 57' 30" W, 180.91 FEET TO A CONCRETE MONUMENT;
THENCE N 43° 24' 26" W, 461.95 FEET;
THENCE N 33° 38' 37" E, 25.31 FEET;
THENCE S 42° 03' 23" E, 92.28 FEET;
THENCE S 42° 50' 23" E, 379.94 FEET;
THENCE S 20° 48' 23" E, 216.70 FEET;
THENCE S 55° 05' 23" E, 150.03 FEET;
THENCE N 86° 26' 3711 E, 34.39 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY OF DOLPHIN DR.;
THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 235.98', A CHORD BEARING OF S 10° 21' 27" E, AN ARC LENGTH OF 81.70 FEET;
THENCE N 86° 26' 37" E, 74.60 FEET;
THENCE S 33° 05' 23" E, 21.42 FEET;
THENCE S 35° 52' 23" E, 95.07 FEET;
THENCE S 39° 01' 23" E, 48.00 FEET TO AN IRON PIN;
THENCE S 47° 34' 12" W, 69.98 FEET TO A P.K. NAIL IN ASPHALT;
THENCE S 51 ° 54' 20" E, 110.03 FEET TO A P.K. NAIL IN ASPHALT;
THENCE S 38° 42' 15" W, 112.11 FEET TO AN IRON PIN;
THENCE S 51 ° 49' 17" E, 377.83 FEET TO AN IRON PIN;
THENCE S 38° 28' 02" W, 57.97 FEET TO AN IRON PIN;
THENCE S 47° 25' 25" E, 344.69 FEET TO AN IRON PIN;
THENCE S 65° 35' 17" W, 584.44 FEET TO THE POINT OF BEGINNING:

TOGETHER WITH THOSE PERPETUAL AND NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF THE SUBJECT PROPERTY PURSUANT TO THAT CERTAIN DECLARATION OF MUTUAL RECIPROCAL EASEMENTS OF RECORD IN BOOK 5868, PAGE 422, AS AMENDED BY INSTRUMENT NO. 20030624-0086638, SAID REGISTER'S OFFICE.

TOGETHER WITH AN ACCESS EASEMENT AS ESTABLISHED IN PLAT BOOK 5200, PAGE 25, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to 380 HARDING, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY D/B/A 380 HARDING APARTMENTS, by deed from PACIFIC HARDING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 201905150045694, dated May 13, 2019, said Register's Office.

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

1. Rights of tenants in possession as of the date hereof, as tenants only, under prior unrecorded residential leases without options to purchase or rights of first refusal.

2. Taxes and assessments for the year 2021 and subsequent years for Map-Par. 133-16-0-210.00, a lien not yet due and payable.

3. Easements and setback lines shown on the Plan of record in Plat Book 5200, page 410, said Register's Office.

4. Those certain maintenance obligations pertaining to that certain Declaration of Mutual Reciprocal Easements of record in Book 5868, page 422, as amended by Instrument No. 20030624-0086638, said register's office.

5. Easement granted to Comcast of Nashville, I, LLC of record in Instrument No. 20170921-0096814, said Register's Office.

6. All matters shown on the plat of survey by Bryan A. Shirley, Tenn. RLS No. 2085, with Blew & Associates, P.A., dated June 27, 2021, last revised September 8, 2021, and designated as Job No. 21-4261, coordinated by Pixis, LLC.

This is improved property commonly known as 380 Harding, Nashville, 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 22nd day of September, 2021.

GRANTOR:

380 HARDING LLC,
a North Carolina limited liability company

By: MJL RE Holdings, LLC,
a Connecticut limited liability company,
its Manager

By: _____
Name: Mikael J. Levey
Title: 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 MJL RE Holdings, LLC, a Connecticut limited liability company, Manager of 380 Harding 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, North Carolina, this the 22nd day of September, 2021.

Teresa L Bowling
NOTARY PUBLIC

My Commission Expires: August 25, 2023

TERESA L. BOWLING NOTARY PUBLIC WAKE COUNTY, NC

[Signature Page to Special Warranty Deed]

CERTIFICATE OF AUTHENTICITY

I, Dianne Kirby, do hereby make oath that I am the custodian of the original version 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.

10/08/2021
Date

Affiant Signature

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of October, 2021.

Notary's Signature

My Commission Expires: 9/08/25

DIANNE R. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY