Instrument Prepared by:
Schulten Ward Turner & Weiss, LLP
260 Peachtree Street, NW
Suite 2700
Atlanta, GA 30303

Karen Johnson Davidson County
Batch# 749791 DEEDWARRSP
11/05/2021 08:46:30 AM 11 pgs
Fees: $58.00 Taxes: $105,820.00
20211105-0147924

SPECIAL WARRANTY DEED

Address of New Owner as Follows:	Send Tax Bills To:
1441 Lebanon Pike LLC, 1441 Lebanon Pike 1 LLC, 1441 Lebanon Pike 2 LLC, and 1441 Lebanon Pike 3 LLC 500 W. 2nd Street Suite 1900 Austin, Texas 78701	1441 Lebanon Pike LLC, 1441 Lebanon Pike 1 LLC, 1441 Lebanon Pike 2 LLC, and 1441 Lebanon Pike 3 LLC 500 W. 2nd Street Suite 1900 Austin, Texas 78701
After Recording Return To: GVA Pro LLC 500 W. 2nd Street Suite 1900 Austin, Texas 78701	Source of Grantor's Title: Deed recorded in the Davidson County Register's Office as Document No. 20180201-0010183
	Tax Map/Parcel IDs: 094-00-0-079-00

FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **1441 PIKE L.P.**, a Tennessee limited partnership, ("Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **1441 LEBANON PIKE LLC**, a Delaware limited liability company, as to an undivided 53.36 % interest in the property conveyed hereby, **1441 LEBANON PIKE 1 LLC**, a Delaware limited liability company, as to an undivided 27.87 % interest in the property conveyed hereby, **1441 LEBANON PIKE 2 LLC**, a Delaware limited liability company, as to an undivided 5.52 % interest in the property conveyed hereby, and **1441 LEBANON PIKE 3 LLC**, a Delaware limited liability company, as to an undivided 13.25 % interest in the property conveyed hereby, as tenants-in-common (collectively "Grantee"), the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

ALL THAT TRACT OR PARCEL of land in the 17th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being the North 15.13 acres of a 27.08 acre tract of land as shown on the Plat entitled "The Sycamores", as of record in Plat Book 4460, page 75, and revised in Plat Book 4460, page 95, Register's Office for said County (R.O.D.C., TN), described according to a survey by Ragan-Smith-Associates, Surveyors, dated October 3, 2008, last revised February 3, 2009 and being more particularly described on **EXHIBIT "A"** attached hereto and made a part hereof.

TO HAVE AND HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereto belonging unto the said Grantee, heirs and assigns, in fee simple forever.

GRANTOR COVENANTS that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **EXHIBIT "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

GRANTOR FURTHER COVENANTS and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 29th day of October, 2021.

(Signatures on following page)

GRANTORS:

1441 PIKE L.P.,
a Tennessee limited partnership

By: CITY SIDE FLATS G.P. LLC,
a Delaware limited liability company,
Its: General Partner

By:_____
Name: Haya Zilberboim
Title: President

By:_____
Name: Oz Cohen
Title: Secretary

(Signature page to Special Warranty Deed)

202111050147924

ACKNOWLEDGEMENT

STATE OF GEORGIA, COUNTY OF FULTON

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Haya Zilberboim with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the President of City Side Flats G.P. LLC, the General Partner of 1441 Pike L.P. the within named bargainor, a limited partnership, and that she as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company on behalf of the limited partnership by herself as such President.

WITNESS my hand and Official Seal at office in Atlanta, Georgia this 29th day of October, 2021.

Nanette Hammond
Notary Public

My commission expires 6/12/2023

[Notary Seal]



(Notary page to Special Warranty Deed)

ACKNOWLEDGEMENT

STATE OF GEORGIA, COUNTY OF FULTON

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Oz Cohen 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 Secretary of City Side Flats G.P. LLC, the General Partner of 1441 Pike L.P. the within named bargainor, a limited partnership, and that he as such Secretary, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company on behalf of the limited partnership by himself as such Secretary.

WITNESS my hand and Official Seal at office in Atlanta, Georgia this 29th day of October, 2021.

Nanette Hammond
Notary Public

My commission expires 6/12/2023

[Notary Seal]

NANETTE HAMMOND
MY COMMISSION EXPIRES
NOTARY
PUBLIC
JUNE 12, 2023
FULTON COUNTY, GEORGIA

(Notary page to Special Warranty Deed)

CONSIDERATION AFFIDAVIT

STATE OF TEXAS)

COUNTY OF TRAVIS)

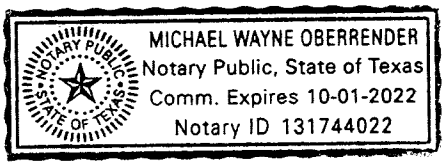
The actual consideration for this transfer is $28,600,000.

Affiant

Sworn to and subscribed before me, this 28th day of October, 2021.

Notary Public

My Commission Expires: 10/01/2022



(Signature page to Special Warranty Deed)

(City Side Flats)

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

A tract of land in the 17th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being the North 15.13 acres of a 27.08 acre tract of land as shown on the Plat entitled "The Sycamores", as of record in Plat Book 4460, page 75, and revised in Plat Book 4460, page 95, Register's Office for said County (R.O.D.C., TN), described according to a survey by Ragan-Smith-Associates, Surveyors, dated October 3, 2008, last revised February 3, 2009 as follows:

BEGINNING at a concrete monument (old) lying on the Southerly margin of Lebanon Pike, said concrete monument being located on the Westerly right-of-way of the L & N Railroad; thence leaving the said Southerly margin of Lebanon Pike and running with the said Westerly right-of-way of the L & N Railroad South 00 degrees 20 minutes 18 seconds East, 644.68 feet to a concrete monument (old), said monument being the beginning of a spiral curve to the right, having a long tangent of 149.44 feet, a short tangent of 76.63 feet, a central angle 01 degrees 32 minutes 07 seconds, a long chord of 225.89 feet, a spiral length of 225.95 feet, and a chord of South 01 degrees 18 minutes 40 seconds West, 225.89 feet; thence along the arc of the above described curve, 225.95 feet to a concrete monument (old), said monument being the beginning of a curve to the right having a central angle of 13 degrees 57 minutes 30 second, a radius of 1368.52 feet, an arc length of 333.40 feet, and a chord of South 11 degrees 30 minutes 30 seconds West, 332.57 feet; thence along the arc of the above described curve, 333.40 feet to a concrete monument (old), said monument being in the North line of a phase line shown on said Plat of "The Sycamores"; thence leaving the said Westerly right-of-way of the L & N Railroad and along said phase line, North 75 degrees 33 minutes 21 seconds West, 770.95 feet to an iron rod (old) lying on the East property line of the David C. Watkins, Jr., and wife, Karen R. Watkins, of record in Instrument No. 20041124-0140906, R.O.D.C., TN.; thence running with the Easterly property line of said Watkins, North 05 degrees 23 minutes 40 seconds East, 429.93 feet to an iron rod (new), with a cap stamped Ragan-Smith-Associates; thence North 02 degrees 10 minutes 53 seconds East, 69.89 feet to a concrete monument (old), said monument being in the Southern line of Sycamores Terrace Limited, of record in Deed Book 5293, page 468, R.O.D.C., TN.; thence with the South line of the aforementioned property, North 83 degrees 03 minutes 19 seconds East, 399.84 feet to a P.K. nail (old); thence North 02 degrees 02 minutes 20 seconds East, 415.25 feet to a concrete monument (old) in the Southerly margin of Lebanon Pike; thence running with the Southerly margin of Lebanon Pike North 83 degrees 11 minutes 53 seconds East, 362.09 feet to the Point of Beginning, containing 15.13 acres, or 659,151 square feet, more or less, as calculated by the above courses and distances, according to a survey by Kevin L. Birdwell, whose address is Ragan-Smith Associates, 315 Woodland Street, Nashville, Tennessee

TOGETHER WITH the following Easements:

Easement No. 1: Land in the 17th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, described as follows:

Commencing at a concrete monument (old) lying on the Southerly margin of Lebanon Pike, said concrete monument being located on the Westerly right-of-way of the L & N Railroad; thence leaving the said Southerly margin of Lebanon Pike and running with the said Westerly right-of-way of the L & N Railroad South 00 degrees 20 minutes 18 seconds East, 644.68 feet to a concrete monument (old), said monument being the beginning of a spiral curve to the right having a long tangent of 149.44 feet, a short tangent of 76.63 feet, a central angle 01 degrees 32 minutes 07 seconds, a long chord of 225.89 feet, a spiral length of 225.95 feet, and a chord of South 01 degrees 18 minutes 40 seconds West, 225.89 feet; thence along the arc of the above described curve, 225.95 feet to a concrete monument (old), said monument being the

beginning of a curve to the right having a central angle of 13 degrees 57 minutes 30 seconds, a radius of 1368.52 feet, an arc length of 333.40 feet, and a chord of South 11 degrees 30 minutes 30 seconds West, 332.57 feet; thence along the arc of the above described curve, 333.40 feet to a concrete monument (old), said monument being in the North line of a phase line shown on said Plat of "The Sycamores"; thence leaving the said Westerly right-of-way of the L & N Railroad and along said phase line, North 75 degrees 33 minutes 21 seconds West, 30.00 feet to the point of beginning; thence South 14 degrees 26 minutes 39 seconds West 20.00 feet to a point; thence North 75 degrees 33 minutes 21 seconds West 200.00 feet to a point; thence North 14 degrees 26 minutes 39 seconds East 20.00 feet to a point in the Southerly line of said phase line; thence with said phase line of "The Sycamores" South 75 degrees 33 minutes 21 seconds East 200.00 feet to the point of beginning, and established in Book 4581, page 626, Register's Office for Davidson County, Tennessee.

Easement No. 2: Land in the 17th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, described as follows:

Commencing at a concrete monument (old) lying on the Southerly margin of Lebanon Pike, said concrete monument being located on the Westerly right-of-way of the L & N Railroad; thence leaving the said Southerly margin of Lebanon Pike and running with the said Westerly right-of-way of the L & N Railroad; south 00 degrees 20 minutes 18 seconds East, 644.68 feet to a concrete monument (old), said monument being the beginning of a spiral curve to the right having a long tangent of 149.44 feet, a short tangent of 76.63 feet, a central angle 01 degrees 32 minutes 07 seconds, a long chord of 225.89 feet, a spiral length of 225.95 feet, and a chord of South 01 degrees 18 minutes 40 seconds West, 225.89 feet; thence along the arc of the above described curve, 225.95 feet to a concrete monument (old), said monument being the beginning of a curve to the right having a central angle of 13 degrees 57 minutes 30 seconds, a radius of 1368.52 feet, an arc length of 333.40 feet, and a chord of South 11 degrees 30 minutes 30 seconds West, 332.57 feet; thence along the arc of the above described curve, 333.40 feet to a concrete monument (old), said monument being in the North line of a phase line shown on said Plat of "The Sycamores"; thence leaving the said Westerly right-of-way of the L & N Railroad and along said phase line, North 75 degrees 33 minutes 21 seconds West, 540.95 feet to the point of beginning; thence South 14 degrees 26 minutes 39 seconds West 10.00 feet to a point; thence North 75 degrees 33 minutes 21 seconds West, 70.00 feet to a point; thence North 14 degrees 26 minutes 39 seconds East 10.00 feet to a point in the said phase line; thence with the said phase line of "The Sycamores" South 75 degrees 33 minutes 21 seconds East 70.00 feet the point of beginning, and established in Book 4581, page 626, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 1441 Pike L.P., a Tennessee limited partnership by Warranty Deed dated 01/30/2018 from Sycamores, LLC, a Delaware limited liability company and LHREOF I Manager, Inc., a Delaware corporation, as tenants-in-common of record in Instrument 201802010010183, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED TITLE EXCEPTIONS

1. Matters as set forth per Plat Book 4460, Page 95, Register's Office for Davidson County, Tennessee, as follows: a. 10' public utility and drainage easement along a westerly line; b. 20' public utility easement bisecting the property; c. 20' sewer easement bisecting the property; d. 20' public utility and drainage easement along a westerly line; e. 25' public utility easement meandering in a northwesterly corner; f. 10' drainage easement along a northerly and westerly line; g. 30' minimum setback along a northerly line; h. 20' sewer easement bisecting the northeasterly corner; i. 150' TVA easement in the northeasterly corner; j. 25' Metropolitan waterworks easement along an easterly line; and, k. 20' Colonial Pipeline easement along an easterly line.

2. Right of Way Easement to Tennessee Power Company of record in Book 437, Page 51, Register's Office for Davidson County, Tennessee.

3. Easement Agreement of record in Book 1174, Page 158, Register's Office for Davidson County, Tennessee.

4. Easement to the City of Nashville of record in Book 3286, Page 368, Register's Office for Davidson County, Tennessee.

5. Right of Way Easement to Colonial Pipeline Company of record in Book 3670, Page 504, as modified of record in Book 3675, Page 108, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3841, Page 596, Register's Office for Davidson County, Tennessee,

7. Agreement of record in Book 4721, Page 677, Register's Office for Davidson County, Tennessee.

8. Deed of Conveyance of record in Book 4750, Page 791, Register's Office for Davidson County, Tennessee.

9. Right of Way Easement to Colonial Pipeline company of record in Book 5038, Page 42, Register's Office for Davidson County, Tennessee.

10. Easement to Bellsouth Telecommunications of record in Book 9322, Page 88, Register's Office for Davidson County, Tennessee.

11. Grant of Easement of record in Instrument 201002190012997, Register's Office for Davidson County, Tennessee.

12. Easement Deeds of record in Instrument 201202280017172, and Instrument 201401140003779, Register's Office for Davidson County, Tennessee,

13. Easement to Piedmont Natural Gas Company of record in Instrument 201611210122529, Register's Office for Davidson County, Tennessee.

14. Grant of Easement of record in Instrument 201709210097007, Register's Office for Davidson County, Tennessee.

15. Rights of tenants in possession, as tenants only and without rights or options to purchase the Property, pursuant to written but unrecorded rental or lease agreements consistent with those shown on the rent roll attached hereto.

16. Survey prepared by Bryan A. Shirley, TN RLS #2085, Blew & Associates, P.A., dated October 13, 2021, and designated as Job No. 21-8035 reflects the following:

    a. Asphalt encroaches the Piedmont Natural Gas Company Easement, 10 foot public utility and drainage easement, 20 foot Colonial Gas Pipeline Easement, the 150 foot transmission line easement and 30 foot sanitary sewer and storm drain easement;
    b. Fence encroaches onto neighboring property;
    c. Overhead power lines without benefit of easement.

17. County of Davidson taxes for the year 2022 and subsequent years, a lien not yet ascertainable, due or payable.

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 11/1/2021.

Affiant
Date: 11/1/2021

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 1st day of November, 2021

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY