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

Karen Johnson Davidson County
Batch# 753879 DEEDWARRSP
11/12/2021 11:14:30 AM 12 pgs
Fees: $63.00 Taxes: $125,800.00
20211112-0150784

SPECIAL WARRANTY DEED

Address of New Owner as Follows:	Send Tax Bills To:
1901 Murfreesboro Pike LLC and 1901 Murfreesboro Pike 1 LLC 500 W. 2nd Street Suite 1900 Austin, Texas 78701	1901 Murfreesboro Pike LLC and 1901 Murfreesboro Pike 1 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. 20170918-0095489 and Document No. 201709180095490
	Map & Parcel No.: 135-00-0-367.00

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, **1901 MURFREESBORO PIKE L.P.**, a Tennessee limited partnership, ("Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **1901 MURFREESBORO PIKE LLC**, a Delaware limited liability company, as to an undivided 56.38 % interest in the property conveyed hereby, and **1901 MURFREESBORO PIKE 1 LLC**, a Delaware limited liability company, as to an undivided 43.62 % 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 Second Civil District of Nashville, Davidson County, Tennessee, located on the southwest side of Murfreesboro Road approximately 2255 feet northwest of the centerline of Franklin Limestone Road and also being known as Lot Number One on the Center Chase Apartments Subdivision Plat as of record in Plat Book 6250, page 12, Register's Office for Davidson County, Tennessee, 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:

1901 MURFREESBORO PIKE L.P.,
a Tennessee limited partnership

By: NEWPORT APARTMENTS 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)

202111120150784

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 Newport Apartments G.P. LLC, General Partner of 1901 Murfreesboro 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.

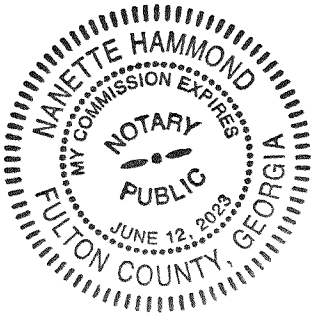
WITNESS my hand and Official Seal at office in Atlanta, Georgia this 29th day of October, 2021.

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

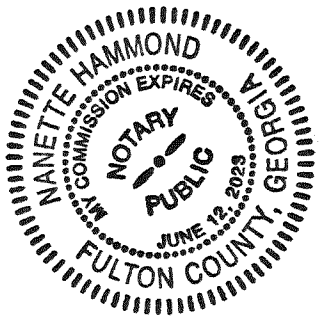
Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Oz Cohen with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Secretary of Newport Apartments G.P. LLC, General Partner of 1901 Murfreesboro 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]



(Notary page to Special Warranty Deed)

CONSIDERATION AFFIDAVIT

STATE OF TEXAS)

COUNTY OF TRAVIS)

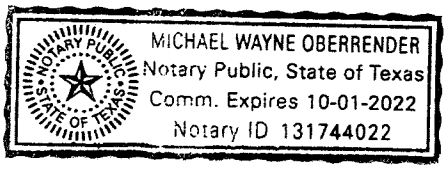
The actual consideration for this transfer is $34,000,000.

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)

(Newport)

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

BEING a tract of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the southwest side of Murfreesboro Road approximately 2255 feet northwest of the centerline of Franklin Limestone Road and also being known as Lot Number One on the Canter Chase Apartments Subdivision Plat as of record in Plat Book 6250, page 12, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a concrete monument located in the East margin of the extension of Harding Place at the northwest corner of Houston T. Ezell as of record in Deed Book 7999, page 690, Register's Office for Davidson County, Tennessee, said point being located south 35° 48' 30" West, 440.00 feet more or less from the centerline of Murfreesboro Road;

THENCE, leaving said East margin South 54° 11' 30" East, 520.78 feet along the West boundary of Houston T. Ezell and the West boundary of K.S. Realty, LLC, formerly of Kwik Sak, Inc., as of record in Deed Book 9790, page 882, formerly described in Deed Book 7659, page 126, to a point in what was the West boundary of Reserved Parcel 350 as shown on the Plat of Canter Chase Apartments as of record in Plat Book 6250, page 12, Register's Office for Davidson County, Tennessee;

THENCE, with said Reserve Parcel South 05° 07' 31" East, 51.08 feet to a point in the North boundary of Una Baptist Church as of record in Deed Book 5086, page 31, Register's Office for Davidson County, Tennessee;

THENCE, leaving said Reserve Parcel 350 and with the Una Baptist Church North boundary. North 85° 22' 28" West, 55.42 feet to a point;

THENCE, South 05° 07' 31" West, 572.80 feet to a point being a common comer with the Dewey Pedigo, Jr., Trustee property as of record in Deed Book 9851, page 90, formerly described in Deed Book 9546, page 495, Register's Office for Davidson County, Tennessee;

THENCE, leaving the Una Baptist Church property and with Dewey Pedigo, Jr., Trustee boundary, South 50° 05' 40" West, 275.67 feet to a point;

THENCE, North 79° 53' 10" West, 305.66 feet to a point;

THENCE, South 23° 28' 00" West, 315.00 feet to a point in the North boundary of the Howard T. Cherry property as of record in Deed Book 1142, page 408, Register's Office for Davidson County, Tennessee;

THENCE, leaving the Dewey Pedigo, Jr., Trustee property and with Cherry's North boundary. North 86° 24' 27" West, 851.60 feet to a point;

THENCE, North 10° 35' 36" East, 48.03 feet to a point in the East Margin of Harding Place extension;

THENCE, with said East margin, North 58° 56' 29" East, 48.38 feet to a point, said point being the beginning of a curve to the left;

THENCE, with said curve having a central angle of 23° 26' 09" a radius of 2566.48 feet, a chord bearing of North 47° 22' 29" East, and a curve distance of 1036.22 feet to a point;

THENCE, North 35° 48' 30" East, 263.68 feet to a point in the South boundary line of the Buford R. Jones property as of record in Deed Book 5894, page 128, Register's Office for Davidson County, Tennessee;

THENCE, leaving said East margin and with the Jones boundary, South 85° 36' 15" East, 56.86 feet to a Point;

THENCE, North 03° 52' 18" East 91.75 feet to a point in the East margin of said extension;

THENCE, leaving Jones' property with said East margin, North 35° 48' 30" East 259.23 feet to the point of beginning; containing 21.50 acres, more or less.

Together with an easement for the purpose of erecting and maintaining a sign for the Canter Chase Apartments or its successors or assigns as granted in the sign easement of record in Book 6196, page 738, Register's Office for Davidson County, Tennessee. And more particularly described as follows:

Beginning at a concrete monument located in the Southeast intersection of the proposed extension of Harding Place with the Southwest margin of Murfreesboro Road;

THENCE leaving the southwest margin of Murfreesboro Road, South 35° 48' 30" seconds West, 25.00 feet to a point;

THENCE, South 85° 04' 25" West, 45.68 feet to a point; Thence South 44° 20' 21" West, 20.00 feet to a point; Thence, North 45° 39' 39" West, 25.00 feet to a point in the East margin of said proposed extension of Harding Place; Thence, with said East margin, North 44° 20' 21" East 20.00 feet to a point being the beginning of a radius return to the right; Thence, with the East margin and the radius return to the right having a central angle of a 81° 28' 09" a radius of 60.00 feet and a curve distance of 85.31 feet to the point of beginning. Containing 2,454 square feet, (.056 Acres);

Also described in survey prepared by Joseph M. Holland of Joseph G. Petrosky Associates, LLC, RLS No. 1645, dated 11-7-2003, as follows:

Being a tract of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the Southwest side of Murfreesboro Road approximately 2255 feet Northwest of the centerline of Franklin Limestone Road and also being shown as Lot Number One on the Canter Chase Apartments Subdivision Plat as of record in Plat Book 6250, Page 12, R.O.D.C. and being more particularly described as follows:

BEGINNING at a concrete monument located in the East margin of the extension of Harding Place at the Northwest corner of Old Hickory Credit Union as of record in Deed Book 20011103, Page 120318, R.O.D.C.; said point being located S 35°48'30"W, 440.00 feet more or less from the centerline of Murfreesboro Road;

THENCE, leaving said East margin S 54°11'30" E, 520.78 feet along the West boundary of Old Hickory Credit Union and the West boundary of other property of Old Hickory Credit Union as of record in Deed Book 20011103, Page 120317 R.O.D.C., to a point in what was the West boundary of Reserve Parcel "C" as shown on the Plat of Canter Chase Apartments as of record in Plat Book 6250,

Page 12, R.O.D.C.;

THENCE, with said Reserve Parcel "C" S 05°07'31" W, 51.08 feet to a point in the North boundary of Una Baptist Church as of record in Deed Book 5086, Page 31, R.O.D.C.;

THENCE, leaving said Reserve Parcel "C" and with the Una Baptist Church North boundary, N 85°22'28" W, 55.42 feet to a point;

THENCE, S 05°07'31" W, 572.80 feet to a point being a common comer with the Resubdivision of Lot 1, Forge Ridge as of record in Plat Book 9700, Page 295, R.O.D.C.;

THENCE, leaving the Una Baptist Church property and with Resubdivision of Lot 1, Forge Ridge boundary, S 50°05'40" W, 275.67 feet to a point;

THENCE, N 79°53'10" W, 305.66 feet along the North boundary of Resubdivision of Lot 1, Forge Ridge to a point; Thence, S 23°28'00" W, 315.00 feet along the North boundary of Resubdivision of Lot 1, Forge Ridge to a point in the North boundary of the Howard T. Cherry and/or Delia B. Cherry Revocable Living Trust as of record in by Document No. 20030807-0112453, R.O.D.C.;

THENCE, leaving Forge Ridge property and with Cherry's North boundary, N 86°24'27" W, 851.60 feet to a point;

THENCE, N 10°35'36" E, 48.03 feet to a point in the East margin of Harding Place extension; Thence, with said East margin, N 58°56'29" E, 48.38 feet to a point, said point being the beginning of a curve to the left;

THENCE, with said curve, having a central angle of 23°08'00", a radius of 2566.48 feet, a chord bearing of N 47°22'29" E, a chord distance of 129.20 feet, and an arc distance of 1036.22 feet to a point;

THENCE, N 35°48'30" E, 263.68 feet to a point in the South boundary line of the James R. Jones property as of record in Deed Book 10712, Page 251, R.O.D.C.:

THENCE, leaving said East margin and with the Jones boundary, S 85°36'15" E, 56.86 feet to a point; Thence, N. 03° 52'18" E, 91.75 feet to a point in the East margin of said extension;

THENCE, leaving Jones property with said East margin, N 35°48'30" E, 259.23 feet to the point of beginning;

Containing 21.58 acres, more or less.

Being the same property conveyed to 1901 Murfreesboro Pike L.P., a Tennessee limited partnership from Summit Canterchase I LLC, a Delaware limited liability company and Summit Canterchase II LLC, a Delaware limited liability company by Warranty Deed dated 09/13/2017 of record in Instrument 201709180095489, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed dated 09/13/2017 of record in Instrument 201709180095490, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED TITLE EXCEPTIONS

1. Matters as set forth per Plat Book 6250, Page 12, as amended in Book 6647, Page 894, Register's Office for Davidson County, Tennessee, as follows:

    a. 30 foot minimum building setback lines along all boundaries of the Land except for a 25 foot minimum building setback line along the northernmost 259.23 feet of the northwesterly boundary of the Land;

    b. 20 foot x 20 foot South Central Bell easement in the northernmost corner of the Land;

    c. Public utility and drainage easement crossing the Land;

    d. 20 foot sewer easement containing an 18 inch sewer line crossing the Land.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4298, Page 565, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4816, Page 310, Register's Office for Davidson County, Tennessee.

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

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5609, Page 758, Register's Office for Davidson County, Tennessee.

6. Sign Easement of record in Book 6196, Page 738, Register's Office for Davidson County, Tennessee.

7. Stormwater Detention Agreement of record in Book 6254, Page 493, Register's Office for Davidson County, Tennessee.

8. Overhead Line Easement of record in Book 6407, Page 894, Register's Office for Davidson County, Tennessee.

9. Grant of Easement of record in Instrument 200903200025233, Register's Office for Davidson County, Tennessee.

10. Grant of Easement of record in Instrument 201709210096820, Register's Office for Davidson County, Tennessee.

11. 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.

12. Matters disclosed by an ALTA/NSPS survey made by Bryan A. Shirley, RLS No. 2085, Blew & Associates, P.A.. on October 15, 2021, designated Job Number 21-8034:

a. Building No. 1, encroaching over the 30 foot building setback line;
b. Covered stairwells of Building No. 11 encroaching over a 30 foot minimum building setback line;
c. Dog park located outside the boundary of the Land;
d. Asphalt area encroaching onto 25 foot overhead power easement and 20 foot sanitary sewer easement;
e. Overhead power lines outside an easement in the eastern portion of the Land;
f. Wooden bridge encroaching onto 20 foot sanitary sewer easement and utility/drainage easement.

13. 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