Karen Johnson Davidson County
Batch# 754212 DEEDWARRSP
11/15/2021 08:08:30 AM 7 pgs
Fees: $38.00 Taxes: $272,320.00
20211115-0151233

This instrument prepared by:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Chris Rubino

~~**and after recording return to:**~~

Greenberg Traurig, LLP
77 West Wacker Drive, Suite 3100
Chicago, IL 60601
Attention: James J. Caserio

Return to:
Katrina Haynes
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
770-916-4353- **TN252108071J**

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
GEP X SOUTH OAKS OWNER, LLC c/o Greystar 465 Meeting Street, Suite 500 Charleston, South Carolina 29403	GEP X SOUTH OAKS OWNER, LLC c/o Greystar 465 Meeting Street, Suite 500 Charleston, South Carolina 29403	133-04-0-053.00. 133-00-0-044.00. 119-16-0-094.00.

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($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, **SOUTH OAKS APT OWNER LLC,** a Delaware limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **GEP X SOUTH OAKS OWNER, LLC**, a Delaware limited liability company (hereinafter referred to as "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 lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good and lawful 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 5th day of November, 2021.

GRANTOR:

SOUTH OAKS APT OWNER LLC,
a Delaware limited liability company

By: CA Southeast 3 Venture LLC,
a Delaware limited liability company,
its sole member

By: Carroll Co-Invest V Southeast 3, LLC,
a Georgia limited liability company,
its Administrative Member

By: _____
Name: Josh Champion
Title: Authorized Signatory

STATE OF Georgia

COUNTY OF Fulton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Josh Champion, the Authorized Signatory of Carroll Co-Invest V Southeast 3, LLC the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Authorized Signatory executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Josh Champion., as such Authorized Signatory

Witness my hand and official seal this 2nd day of November, 2021.

My Commission Expires: 4.14.22

STEPHANIE W PAGANO
NOTARY PUBLIC
My Commission Expires
April 29, 2022
FULTON COUNTY, GA

_____
Notary Public

STATE OF Georgia

COUNTY OF Fulton

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $73,600,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 2nd day of Nov, 2021.

NOTARY PUBLIC

My Commission Expires: 4.29.2022

FULTON COUNTY, GA
STEPHANIE W PAGANO
NOTARY PUBLIC
My Commission Expires
April 29, 2022

Exhibit "A"

Legal Description of Property

Being located in Nashville, Davidson County, Tennessee and being more particularly described as follows:

Tract I

Land located in the Twenty-seventh Councilmanic District of Davidson County, Tennessee, being Lot l on the Consolidation Plat of Lot 1 Revised Twin Oaks, P.B. 5200, page 669, R.O.D.C. and Lot 1, Twin Oaks Phase II, P.B. 9700, PG, 819, R.O.D.C. of record in Instrument Number 20010510-0048697, R.O.D.C. and being more particularly described as follows:

Beginning at an iron rod in the northerly right-of-way of Antioch Pike at the southwesterly comer of New Plan Excel Realty Trust, Inc. property of record in Deed Book 11581, page 94, R.O.D.C.;

Thence with said right-of-way northwesterly with a curve to the left 518.04 feet to an iron rod at a southeasterly corner of Malcolm L. Barrett, Sr. et ux, Rachael S. Barrett, Trustees property of record in Deed Book 8512, page 193, R.O.D.C., said curve having a radius of 672.00 feet, a central angle of 44° 10' 09" and a chord of 505.31 feet at North 64° 13' 42 1/2" West;

Thence North 30° 27' 07" East, 1,100.02 feet to an iron rod in the southerly right-of-way of Twin Oaks Drive at the northeasterly corner of Twin Oaks Subdivision of record in Plat Book 7900, Page 70, R.O.D.C.;

Thence with the right-of-way of said Twin Oaks Drive as follows:

South 88° 11' 45" East, 204.26 feet to an iron rod;

North 01° 48' 15" East, 50.00 feet to an iron rod;

North 88° 11' 45" West, 816.01 feet to an iron rod at a southeasterly comer of Section Two-Phase One Twin Oaks Subdivision of record in Plat Book 8250, Page 25, R.O.D.C.;

Thence North 02° 10' 00" East, 169.56 feet to an iron rod in the southerly boundary of James C. Pyburn, et ux property of record in Deed Book 10333, Page 163, R.O.D.C.;

Thence with the boundary of said Pyburn property as follows:

South 86° 58' 05" East, 816.06 feet to an iron rod;

North 01 ° 56' 30" East, 70.58 feet to a concrete monument in the westerly right-of-way of Interstate 1-24;

Thence with said westerly right-of-way as follows:

Southeasterly with a curve to the left 252.50 feet to an iron rod, said curve having a radius of 5,879.58 feet, a central angle of 02° 27' 38" and a chord of 252.49 feet at South 51° 04' 56" East;

South 57° 22' 48" East 91.45 feet to an iron rod;

Southeasterly with a curve to the right 1,143.14 feet to an iron rod at the northeasterly corner of Hassan property of record in Deed Book 11356, Page 45, R.O.D.C., said curve having a radius of 5,500.00 feet, a central angle of 11° 54' 31" and a chord of 1,141.09 feet at South 49° 00' 55 1/2" East;

Thence with the boundary of said Eslami Property as follows:

South 89° 57' 00" West, 284.48 feet to an iron rod;
South 02° 07' 11" West, 332.14 feet to an iron rod;
South 05° 02' 15" West, 191.34 feet to an iron rod in the easterly boundary of the aforementioned New Plan Excel Realty Trust, Inc. property;

Thence with the boundary of said property as follows:

North 12° 50' 30" West, 203.30 feet to an iron rod;
North 00° 39' 30" East, 362.67 feet to an iron rod;
North 62° 13' 47" West, 301.80 feet to an iron rod;
South 89° 39' 11" West, 533.00 feet to a concrete monument;
South 00° 14' 49" West, 176.29 feet to an iron rod;
South 26° 01' 12" West, 160.70 feet to an iron rod;
South 34° 08' 45" West, 412.41 feet to the beginning.

Tract II

Land in Davidson County, Tennessee, being Lot No. 27, on the Plan of Twin Oaks Subdivision, Section Two, Phase One, as shown on plat of record in Plat Book 8250, page 25, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

GRANTOR'S SOURCE OF EQUITABLE TITLE is a Special Warranty Deed recorded in as Instrument No. 201906120056228, in the Register's Office of Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

1. All taxes for the fiscal year 2021 and subsequent years, a lien not yet due and payable.
2. Rights of tenants, as tenants only, without any purchase options, rights of first refusal, or rights of first offer with respect to the subject property.
3. The following matters shown on the plat of record as Instrument No. 200105100048697, in the Register's Office for Davidson County, Tennessee:
    a. 30 foot minimum building setback line along the North, South and West property lines;
    b. 20 foot minimum building setback line along the Northwest property line;
    c. 10 foot public utility and drainage easement along the South and west property line; and
    d. 20 foot public and utility drainage easement across the Southwest portion of the property.
    e. 40 foot minimum setback line.
4. Agreement for Dedication of Easement for Sanitary Sewers and /or Storm Drainage of record in Book 5203, Page 453, in the Register's Office for Davidson County, Tennessee.
5. Storm Water Detention Agreement of record in Book 6198, Page 457, in the Register's Office for Davidson County, Tennessee.
6. Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 7485, Page 941, in the Register's Office for Davidson County, Tennessee.
7. Easement of record in Instrument No. 200004250040744, in the Register's Office for Davidson County, Tennessee.
8. The following matters as shown on the plat of record in Plat Book 8250, Page 25, in the Register's Office for Davidson County, Tennessee:
    a. Minimum building setback lines 5 feet on the North property line, 20 feet on the East and West property lines and 10 feet on the South property line.
9. Terms and conditions of Restrictions of record in Book 1163, Page 372, in the Register's Office for Davidson County, Tennessee.
10. Grant of Easement from Hawthorne-Midway Twin Oaks, LLC to Comcast of Nashville I, LLC dated October 1, 2015 and recorded in Instrument No. 20151130-0120251 in the Registers Office for Davidson County, Tennessee.
11. ALTA/NSPS Land Title Survey prepared by Gresham Smith, bearing the seal of Alan T. Barnard, TN RLS 2366, dated September 21, 2021, and designated Project No. 45320.00, reveals the following:
    a. Overhead utility lines encroaching over the northwestern and southwestern property lines of Tract 1.
    b. Fences encroaching over the northeastern and southern property lines of Tract 1.
    c. Building M encroaching 6.9' over the 40 foot M.B.S.L. as shown on plat of record in Instrument No. 20010510-0048697.
    d. Building N encroaching 5.2' over the 30 foot M.B.S.L. as shown on plat of record in Instrument No. 20010510-0048697.
    e. Building W encroaching 0.8' over the 20 foot M.B.S.L. as shown on plat of record in Instrument No. 20010510-0048697.
    f. Building GG encroaching 0.4' over the 30 foot M.B.S.L. as shown on plat of record in Instrument No. 20010510-0048697.
    g. Fence encroaching over the northern property line of Tract 2.
    h. Two Apartment signs encroaching on the public right-of-way near the southwest corner of Tract 2.

Tennessee Certification of Electronic Document

I, Kimberly Hagee, 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 November 5, 2021 (date of document).

Affiant Signature

11/8/2021
Date

State of GA

County of Cobb

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

Notary's Signature

MY COMMISSION EXPIRES: 8/10/2023

NOTARY'S SEAL

