Karen Johnson Davidson County
Batch# 754402 DEEDWARRSP
11/15/2021 09:57:30 AM 7 pgs
Fees: $38.00 Taxes: $139,305.00
20211115-0151470

PREPARED BY AND AFTER RECORDING RETURN TO:
Greenberg Traurig, LLP
77 West Wacker Drive, Suite 3100
Chicago, IL 60601
Attn: Martin J. Lee

SPECIAL WARRANTY DEED

FROM: NXRT CEDAR POINTE, LLC, a Delaware limited liability company
TO: GEP XI COLLINS CREEK, LLC, a Delaware limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
GEP XI COLLINS CREEK, LLC 465 Meeting Street, Suite 500 Charleston, SC 29403	(same)	163-00-0-321.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is THIRTY SEVEN MILLION SIX HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS ($37,650,000.00).

Affiant

Subscribed and sworn to before me, this the 1st day of November, 2021.

Notary Public

My Comm. Expires: 7/16/23

JENNIFER GRANT
Notary Public, State of Texas
Comm. Expires 07-16-2023
Notary ID 132087436

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 NXRT CEDAR POINTE, LLC, a Delaware limited liability company, hereinafter called "**Grantor**", has bargained and sold, and by these presents does transfer and convey unto GEP XI COLLINS CREEK, 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**"):

See **Exhibit A** attached.

TO HAVE AND TO HOLD the said tract or parcel of land, with the improvements located thereon and 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.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed and its seal affixed by its member(s), manager(s) or corporate officer(s) duly authorized and acting on its behalf on the date first above written.

GRANTOR:

NXRT CEDAR POINTE, LLC,
a Delaware limited liability company

By: _____
Name: Matt McGraner
Title: Authorized Signatory

STATE OF TEXAS)

COUNTY OF DALLAS)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Matt McGraner, 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 Authorized Signatory of NXRT CEDAR POINTE, LLC, the within bargainor, a Delaware limited liability company, and that Matt McGraner as such Authorized Signatory, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Signatory.

Witness my hand and seal, at office in the State of Texas, County of Dallas, this the 29 day of October, 2021.

JENNIFER GRANT
Notary Public, State of Texas
Comm. Expires 07-16-2023
Notary ID 132087436

_____
NOTARY PUBLIC

[SEAL]

My Commission Expires: 7/16/23

EXHIBIT A

Legal Description

Cedar Pointe Apartments: Parcel 1

Being a tract of land lying in the 32nd Councilmanic District of Antioch, Davidson County, Tennessee. Said tract lies on Northerly margin of Bell Road, along the Southerly margin of Interstate 24, and being a portion of Lot 1 - Parcel 73, Cedar Pointe as recorded in Plat Book 6250, Page 475, Registers Office of Davidson County, Tennessee and being more particularly described as follows:

Commencing from a point at the intersection of the Northerly margin of Cane Ridge Road and the Easterly margin of Bell Road; thence 1555' more or less, west along said Easterly margin of Bell Road to the True Point of Beginning;

Thence, continuing along said margin of Bell Road, South 82°05'59" West, 347.24 feet to a point,

Thence, leaving said margin, North 19°06'02" West, 80.89 feet to a point;

Thence, North 37°26'24" West, 110.22 feet to a point,

Thence, North 24°09'42" West, 199.34 feet to a point;

Thence, with a curve to the right, having a central angle of 29°50'14", a radius of 600.62 feet, and a distance of 312.78 feet to a point;

Thence, North 05°43'27" East, 88.97 feet to a point,

Thence, with a curve to the right, having a central angle of 75°59'57", a radius of 371.18 feet, and a distance of 492.35 feet to a point;

Thence, North 11°12'03" East, 180.00 feet to a point;

Thence, South 78°38'28" East, 175.00 feet to a point,

Thence, North 18°42'32" East, 110.02 feet to a point,

Thence, North 23°16'19" West, 402.56 feet to a point along the Southerly margin of Interstate 24;

Thence, along said margin of Interstate 24, South 57°47'26" East, 639.12 feet to a point;

Thence, leaving said margin, South 32°12'25" West, 85.00 feet to a point;

Thence, South 57°44'20" East, 45.59 feet to a point;

Thence, South 03°32'55" West. 56.01 feet to a point;

Thence, South 41°36'15" East, 91.00 feet to a point;

Thence, South 00°31'17" East, 202.68 feet to a point;

Thence, South 48°31'18" West, 110.00 feet to a point;

Thence, South 89°59'57" West, 75.34 feet to a point;

Thence, with a curve to the left, having a central angle of 02°52'54", a radius of 691.21 feet, and a distance of 34.76 feet to a point;

Thence, with a curve to the right, having a central angle of 61°01'44", a radius of 184.85 feet, and distance of 196.90 feet to a point;

Thence, South 81°11'35" West, 240.86 feet to a point;

Thence with a curve to the left, having a central angle of 75°29'40", a radius of 43.95 feet, and a distance of 57.91 feet to point a point;

Thence, South 05°41'35" West, 35.00 feel to a point;

Thence, with a curve to the left, having a central angle of 29°50'03", a radius of 215.62 feet, and a distance of 112.27 feet to a point;

Thence, South 24°08'25" East, 370.01 feet to a point;

Thence, South 07°54'04° East, 119.03 feet to the True Point of Beginning for said and containing 783,593.98 square feel or 17.99 acres.

Cedar Pointe Apartments Parcel 2:

An Access and Utility Easement conveyed by Wilson S. Manning and wife, Arline H. Manning to Cedar Pointe Properties, Ltd., a Georgia limited partnership, by Instrument dated April 22, 1987 and recorded in Book 7211, Page 161, In the Register's Office for Davidson County, Tennessee, over a tract of land In the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee being more particularly described as follows:

Being a tract of land lying in the 32nd Councilmanic District of Antioch, Davidson County, Tennessee. Said tract lies on the Northerly margin of Bell Road, along the Southerly margin of Interstate 24, and being a portion of Lot 1-Parcel 73, Cedar Pointe as recorded In Plat Book 6250, Page 475, Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Commencing from a point at the intersection of the Northerly margin of Cane Ridge Road and the Easterly margin of Bell Road; thence 1555' more or less, west along said Easterly margin of Bell Road; Thence, North 07°54'04' West, 119.03 feet to a point; Thence, North 24°08'25" West. 370.01 feet to a point; Thence, with a curve to the right, having a central angle of 29°50'03", a radius of 215.62 feet, and a distance of 112.27 feet to a point; Thence, North 05°41'35" East, 35.00 feet to a point; Thence with a curve to the right, having a central angle of 75°29'40", a radius of 43.95 feet, and a distance of 57.91 feet to a point; Thence, North 81°11'35" East, 240.86 feet to a point; Thence, with a curve to the left, having a central angle of 61°01'44", a radius of 184.85 feet, and a distance of 196.90 feet to a point; Thence, with a curve to the right, having a central angle of 02°52'54", a radius of 691.21 feet, and a distance of 34.76 feet to a point; Thence, South 89'59'57" East, 75.34 feet to a point; Thence, North 48°31'18" East, 110.00 feel to a point; Thence, North 00°31'15" West, 112.52 feet to the True Point of Beginning;

Thence, North 00°31'17" West, 61.36 feat to a point;

Thence, North 54°03'46" East, 60.09 feet to a point on the Westerly margin of Cane Ridge Road;

Thence, with said margin of Cane Ridge Road, South 48°07'20" East, 51.16 feet to a point;

Thence, leaving said margin, South 54°03'46" West, 106.45 feet to the True Point of Beginning for said tract, and containing 4,164.12 square feet or 0.10 acres.

Being the same property conveyed to NXRT Cedar Pointe, LLC, a Delaware limited liability company by Special Warranty deed from Cedar Pointe Properties, LTD (L.P.), a Georgia limited partnership of record in Instrument No. 20180828-0085320 Register's Office for Davidson County, Tennessee, dated August 27, 2018 and recorded on August 28, 2018.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2022 and subsequent years, liens not yet due and payable.

2. Easement to First Suburban Water Utility District of Davidson County, Tennessee of record in Book 4264, Page 899, in the Register's Office for Davidson County, Tennessee and approximately shown on the Survey.

3. Easement and limitation of access rights contained in that certain Warranty Deed of record in Book 2857, Page 59, in the Register's Office for Davidson County, Tennessee.

4. Easements and limitation of access rights as contained in that certain Warranty Deed of record in Book 3887, Page 285, in the Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement by and between Cedar Pointe Properties, LTD, and The Metropolitan Government of Nashville and Davidson County of record in Book 7556, Page 63, in the Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7170, Page 839, in the Register's Office for Davidson County, Tennessee.

7. Grading, Slope and Landscape Easement of record in Book 7715, Page 17, in the Register's Office for Davidson County, Tennessee and approximately shown on the Survey.

8. Easement as contained in that certain Deed of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 7748, Page 428, in the Register's Office for Davidson County, Tennessee.

9. Service Agreement with Protection 1 as evidence by that certain Memorandum of Lease of record in Instrument Number 20031022-015 5808, in the Register's Office for Davidson County, Tennessee.

10. Grant of Easement of record in Instrument Number 20121114-0104694, in the Register's Office for Davidson County, Tennessee.

11. Terms, conditions and obligations as contained in that certain Access and Utility Easement of record in Book 7211, Page 161, in the Register's Office for Davidson County, Tennessee and approximately shown on the Survey.

12. Reservation of easements as contained in that certain Warranty Deed of record in Book 6747, Page 392, in the Register's Office for Davidson County, Tennessee.

13. Subject to all matters shown on the Plan of record in Plat Book 6250, Page 475, Register's Office for Davidson County, Tennessee and approximately shown on the Survey.

14. Rights of tenants, as tenants only, under unrecorded leases affecting the Land, without option to purchase or rights of first refusal.

Certificate of Authenticity

I, Heather Wood, 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 11-05-2021.

Date

Heather Wood
Affiant Signature

11-05-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 05 day of November, 20 21.

Notary's Signature

My Commission Expires: 08-24-2024
Date

Notary's Seal (if on paper)

