Karen Johnson Davidson County
Batch# 759216 DEEDWARR
11/22/2021 02:48:30 PM 7 pgs
Fees: $38.00 Taxes: $13,875.00
20211122-0154957

This Instrument Prepared By:
E. H. Camp III, Esq.
3841 Green Hills Village Dr. Ste., 400
Nashville, TN 37215

Return to:
Katrina Haynes
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
770-916-4353- **TN252003089J**

SPECIAL WARRANTY DEED

FROM: Century Farms, LLC, a Delaware limited liability company, Grantor

TO: Oxford Century Farms Apartments LLC, a Georgia limited liability company, Grantee

Address New Owner as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Oxford Century Farms Apartments LLC 3284 Northwide Parkway, Suite 150 Atlanta, GA 30327	Same	174-00-0-258.00

STATE OF Georgia)
)
COUNTY OF Fulton)

The actual consideration for this transfer or value of the property transferred, whichever is greater, is Three Million Seven Hundred Fifty Thousand and 00/100 DOLLARS ($3,750,000.00).

W. [signature]
Affiant

SUBSCRIBED AND SWORN TO before me, this the 10th day of November, 2021

Connie B. Bridges
Notary Public

My Commission Expires: 3/4/25

Connie B Bridges
NOTARY PUBLIC
Haralson County
State of Georgia
My Comm. Expires 3/4/25

76630878v.4

FOR AND IN CONSIDERATION OF the sum of THREE MILLION SEVEN HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($3,750,000.00), the receipt and sufficiency of which are hereby acknowledged, CENTURY FARMS, LLC, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto OXFORD CENTURY FARMS APARTMENTS LLC, a Georgia limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon and together with all right, title and interest of the Grantor, if any, in and to any easements and rights-of-way adjoining, abutting, or benefiting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (the "Property").

The Property is unimproved property known as 2141 Century Farms Parkway, Nashville, Tennessee 37013.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns in fee simple forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise.

Whenever in this instrument the terms Grantor and Grantee are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural all as the context may require.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 18th day of November, 2021.

GRANTOR:

CENTURY FARMS, LLC, a Delaware Limited liability company

By: Development Partners, LLC, a Tennessee limited liability company, its Manager

By: _____

Name: William A. Oldacre, Jr.

Title: Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, of the State and County aforesaid, duly commissioned and qualified, personally appeared William A. Oldacre, Jr., 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 Director of Development Partners, LLC, a Tennessee limited liability company, acting in its capacity as Manager of Century Farms, LLC, the within named bargainor, a Delaware limited liability company, and that he as such Director, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Director.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 26th day of October, 2021.

DEBORA SLOAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My commission expires April 4 2022

Debora Sloan
Notary Public

My Commission Expires: 4-4-2022

EXHIBIT A

BEING Lot No. 2D on the plan of Resubdivision of Lot 2, 3, 4 and 5 Century Farms recorded as Plat Instrument No. 202102250023786, as amended by the Surveyor's Certificate of Correction recorded as Instrument No. 20210914-0123327, as further amended by the Surveyor's Certificate of Correction recorded as Instrument No. 20211019-014062, in the Register's Office of Davidson County, Tennessee.

Being a portion of the property conveyed to Century Farms, LLC, a Delaware limited liability company (by virtue of Special Warranty Deed from H.C. Turner Family General Partnership, a Tennessee general partnership, dated July 27, 2015, recorded July 28, 2015, as Instrument No. 201507280074168, in the Register's Office of Davidson County, Tennessee).

EXHIBIT B

1. Real Estate taxes for 2021 and subsequent years, not yet due and payable.

2. Grant of Transmission Line Easement recorded in Book 2393, Pages 304 and 308, in the Register's Office of Davidson County, Tennessee.

3. Sanitary Sewer and/or Storm Drainage Easement recorded in Book 10187, Page 897, in the Register's Office of Davidson County, Tennessee.

4. Declaration of Covenants, Conditions, Restrictions and Easements for Community Health Systems Office Parcel dated November 25, 2015, recorded November 25, 2015, as Instrument No. 201511250120006; as amended by that Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Community Health Systems Office Parcel recorded on or about the date hereof in the Register's Office of Davidson County, Tennessee.

5. Drainage and Retention Easement Agreement of record in Instrument Number 20151125-0120008, in the Register's Office for Davidson County, Tennessee.

6. Second Amendment to Master Declaration of Covenants, Restrictions and Easements for Century Farms dated and recorded on or about the date hereof in the Register's Office of Davidson County, Tennessee.

7. Restrictive Declaration of record in Instrument Number 20181008-0099438, in the Register's Office for Davidson County, Tennessee.

8. Easements, rights of way, boundary lines, and improvements as set forth on Plat Instrument No. 20210225-0023786, in the Register's Office of Davidson County, Tennessee.

9. Agreement for Dedication of Easement for Sanitary Sewers, Water Mains, Pumps and Appurtenances (Utility and Drainage Easement 1) recorded October 22, 2021 as Instrument #20211022-0142136 in the Register's Office of Davidson County, Tennessee.

10. Agreement for Dedication of Easement for Sanitary and/or Storm Sewers, Water Mains, Pumps and Appurtenances (Utility & Drainage Easement 2) recorded October 22, 2021 as Instrument #20211022-0142135 in the Register's Office of Davidson County, Tennessee.

11. Easement for Water Meters, Lines and Appurtenances (Water Meter Easement) recorded October 22, 2021 as Instrument #20211022-0142137 in the Register's Office of Davidson County, Tennessee.

12. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems (Long Term Maintenance Plan) recorded October 22, 2021 as Instrument #20211022-0142138 in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Kimberly Hogan, 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 10, 2021 (date of document).

KHogan
Affiant Signature

11/16/2021
Date

State of GA

County of Cobb

Sworn to and subscribed before me this 16th day of November, 2021.

Raquel Hampton
Notary's Signature

MY COMMISSION EXPIRES: 8/10/2023

NOTARY'S SEAL

