THIS INSTRUMENT PREPARED BY:

**NEIL HARKAVY**
**HARKAVY SHAINBERG KAPLAN PLC**
**6060 Poplar Avenue, Suite 140**
**Memphis, Tennessee 38119**

Karen Johnson Davidson County
Batch# 761662 DEEDWARRSP
11/29/2021 12:36:30 PM 4 pgs
Fees: $23.00 Taxes: $84,434.00
20211129-0157149

PLEASE RETURN TO:

**RIVERSIDE ABSTRACT, LLC**
**212 Second Street, Suite 502**
**Lakewood, NJ 08701**

# SPECIAL WARRANTY DEED

**THIS INDENTURE**, made and entered into as of the 16 day of November, 2021, by and between **FALCON VIEW APARTMENTS LLC**, a Tennessee limited liability company ("**Grantor**"), and **FALCON VIEW LLC**, a Delaware limited liability company and **FALCON VIEW EXCHANGE LLC**, a Delaware limited liability company (collectively "**Grantee**") as tenants in common.

**WITNESSETH:** That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate (the "Property"), situated and being in the County of Davidson, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 8 OF THE MAP OF MONTAGUE, AS OF RECORD IN BOOK 421, PAGE 129, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY MADE BY BARGE, WAGGONER AND SUMNER, INC., ENGINEERS, DATED SEPTEMBER 21, 1966, AND BY SURVEY MADE BY JOHN KOHL AND COMPANY, P.C., DATED JULY 18, 2000, AS REVISED NOVEMBER 30, 2000, PROJECT NUMBER 43987-356, AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 65 DEGREES 40 MINUTES WEST 25.00 FEET FROM THE INTERSECTION OF THE CENTERLINE OF LIBERTY CIRCLE WITH THE CENTERLINE OF EAST PALESTINE BOULEVARD; THENCE WITH A CURVE TO THE RIGHT HAVINO A RADIUS OF 434.84 FEET ALONG THE RIGHT OF WAY OF LIBERTY CIRCLE THROUGH A COMPLETE CIRCLE 2732.19 FEET TO THE POINT OF BEGINNING: THE ABOVE DESCRIPTION IS INTENDED TO DESCRIBE AP ARCEL WHICH IS A TRUE CIRCLE, WHOSE RADIUS IS 434.84 FEET AND WHOSE RADIUS POINT (CENTER) IS LOCATED NORTH 65 DEGREES 40 MINUTES WEST 434.84 FEET FROM THE POINT OF BEGINNING.

Being the same property conveyed to Grantor by deed of record in Instrument Nos. 20131223-0129442, in the Register's Office of Davidson County, Tennessee.

The Property is subject to the following: City of Madison and Davidson County taxes for the year 2021, not yet liens, not yet a due or payable, which Grantee assumes; All matters shown on the Plan of record in Plat Book 421, Page 129; Terms and provisions of that certain Lease referenced in Memorandum of Lease of record in Book 9239, Page 970; Water Line Easement of record in Instrument No. 20180215-0014959; all of record in the Register's Office of Davidson County, Tennessee.

**TO HAVE AND TO HOLD** the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except as set out hereinabove; and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor as of the day and year first above written.

**FALCON VIEW APARTMENTS LLC,**
a Tennessee limited liability company

By: _____
Roger Beit, Manager

STATE OF CONNECTICUT
COUNTY OF Hartford

Personally appeared before me, the undersigned, a notary public in and for said state and county, the within named Roger Beit, with whom I am personally acquainted and who, upon oath, acknowledged himself to the Manager of Falcon View Apartments LLC, a Tennessee limited liability company, and that he as such Manager, being duly authorized so to do, executed the within instrument for the purposes therein contained by signing the name of said company by himself as such Manager.

WITNESS my hand and notarial seal at office this 11 day of November, 2021.

_____
NOTARY PUBLIC

My commission expires: 5/31/2025

PROPERTY ADDRESS:

201 East Palestine Avenue
Madison, TN 37115

NAME AND ADDRESS OF PROPERTY OWNER AND MAIL TAX NOTICES TO:

Falcon View LLC
Falcon View Exchange LLC
15 America Avenue, Suite 302
Lakewood, New Jersey 08701
Attn: Michael Netzer

T.G. No. RATN-43026
Tax Parcel No.: 051-08-0-082.00
File No. RATN-43026

State Tax $_____
Register's Fee $_____
Recording Fee $_____
TOTAL $_____

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $22,820,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 15th day of November, 2021.

Notary Public

My commission expires: 5/22/2024

DVORA E. COHEN
Notary Public - State of New Jersey
Commission # 50105562
My Comm. Expires May 22, 2024

(FOR RECORDING DATA ONLY)

**True Copy Certification**

I, Brianna Garcia, 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 16, 2021**

Affiant Signature

**November 16, 2021**

Date

State of New Jersey

County of Montvale

Sworn to and subscribed before me this **on November 16, 2021.**

Notary's Signature

**Aryeh Lazarus, Esq.**
**Attorney at Law**
**State of New Jersey**