This Instrument Was Prepared By
And After Recording, Return To:
Winthrop & Weinstine, P.A.
225 South Sixth Street, Suite 3500
Minneapolis, Minnesota 55402 (JDN)

Karen Johnson Davidson County
Batch# 773397 DEEDWARRSP
12/14/2021 10:28:30 AM 8 pgs
Fees: $43.00 Taxes: $133,866.00
20211214-0165132

Address of New Owner(s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Number:
Richland Hills Housing Partners, LP c/o Vitus Group 415 First Avenue North #19240 Seattle, Washington 98109 Attn: Stephen R. Whyte	SAME	10302000400

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, **Richland Hills Investors LLC**, a Delaware limited liability company ("Grantor"), for valuable consideration paid, has bargained and sold, and by these presents does bargain, sell, grant and convey to **Richland Hills Housing Partners, LP**, a Tennessee limited partnership ("Grantee"), its successor and/or assigns, the following described real estate (the "Property"):

See Legal Description attached hereto as ***Exhibit "A"*** and made a part hereof.

TO HAVE AND TO HOLD the said Property, with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, heirs and assigns forever, in FEE SIMPLE.

Grantor covenants with respect to the foregoing conveyance that Grantor (a) is lawfully seized and possessed of the Property, (b) has full power and lawful authority to sell and convey the same, and (c) will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not otherwise. This conveyance is made subject to all governmental laws, ordinances and regulations affecting the Property and other matters of record, including but not limited to the items listed on ***Exhibit "B"*** attached hereto and incorporated by reference.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

[signature page follows]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 9th day of December, 2021.

GRANTOR:

RICHLAND HILLS INVESTORS LLC

By: KB Connelly, LLC
Its: Sole Member

By: Richland Hills Investors Manager LLC
Its: Manager

By: _____
Name: Gregory F. Perlman
Title: Manager

STATE OF CALIFORNIA)
) SS:
COUNTY OF _____)

On _____, 2021, before me, _____, personally appeared Gregory F. Perlman who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

_____
Signature **[SEAL]**

See attached

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On 12/01/2021 before me, Diana Margarita Fernandez, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Gregory F. Perlman,
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

DIANA MARGARITA FERNANDEZ
Notary Public - California
Los Angeles County
Commission # 2353469
My Comm. Expires Mar 31, 2025

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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STATE OF Washington :
:
COUNTY OF Kitsap :

I hereby swear and affirm that the actual consideration for this transfer is $36,180,000.00.

AFFIANT:

By: _____

Sworn and subscribed to before me
this 3 day of December, 2021.

_____
Notary Public

My Commission Expires: 6/13/2025

BROOKE SHORETT KIM
Notary Public
State of Washington
License Number 21018587
My Commission Expires
June 13, 2025

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being described as follows:

Land in Davidson County, Tennessee, being more particularly described according to a survey by Dale and Associates, Steven D. Delee, Registered Land Surveyor No. 1710, dated October 20, 1999, Job 99017, and revised by Ernest Medlin, Registered Land Surveyor No. 283, dated May 6, 2010, Job No. 10029, as follows:

Beginning an iron rod situated in the northerly margin of Maudina Avenue, and the Westerly margin of Demoss Road;

Thence, along the westerly margin of Demoss Road, S 6°35'15" W, a distance of 5.60 Feet to an iron rod situated in the northerly margin of Maudina Avenue;

Thence, along the northerly margin of Maudina Avenue, S 68°30'00" W, a distance of 801.45 feet to an iron rod situated in the easterly line of West End Community Church of Nashville, property of record in Document 20010629-0069142, said Register's Office;

Thence, along easterly property line, N 5°43'27" W, a distance of 743.35 feet to an iron rod situated in the southeast corner of the Hill Circle Townhomes, LLC property of record in Document #20140707-0059681, said Register's Office;

Thence, along the easterly property line, N 7°00'09" W, a distance of 155.08 feet to an iron rod situated in the southwest corner of the Erol Baycora property of record in Document #20100119-0004238, said Register's Office;

Thence, N 78°23'51" E, a distance of 200.00 feet to an iron rod situated in the southwest corner of the SK Food Corporation property of record in Document #20080708-0070158, said Register's Office;

Thence, N 75°45'31" E, a distance of 738.46 feet to an iron rod situated in the southeast corner of the West Nashville Heights Church of Christ property of record in Document #20090831-0081466, said Register's Office;

Thence, N 75°41'38" E, a distance of 148.78 feet to a concrete monument situated in the westerly margin of Bellmore Avenue;

Thence, along said road, S 5°08'45" E, a distance of 281.93 feet to a concrete monument situated in the northeast corner of the High Definition Homes LLC property of record in Document #20141008-0093270, said Register's Office;

Thence, leaving said road, S 74°08'13" W, a distance of 200.00 feet to an iron rod situated in the northwest corner of the High Definition Homes LLC property of record in Document #20141008-0093270, said Register's Office;

Thence, S 7°09'28" E, a distance of 98.81 feet to an iron rod situated in the southwest corner of the High Definition Homes LLC property of record in Document #20141008-0093270, said Register's Office;

Thence, S 74°08'13" W, a distance of 285.69 feet to an iron rod situated in the northwest corner of the Bellmore Place of record in Plat Book 6200, Page 542, said Register's Office;

Thence, S 20°07'47" E, a distance of 203.08 feet to an iron rod situated in the southwest corner of the Bellmore Place of record in Plat Book 6200, Page 542, said Register's Office;

Thence, N 70°59'33" E, a distance of 196.18 feet to an iron rod situated in the northwest corner of Melina Ann Outhay property of record in Document #20120606-0049465, said Register's Office;

Thence, S 13°56'03" E, a distance of 180.02 Feet to an iron rod situated in the northerly margin of Maudina Avenue;

Thence, along said road, S 66°28'17", a distance of 94.34 Feet to the POINT OF BEGINNING.

Being the same property conveyed to Richland Hills Investors LLC, a Delaware limited liability company, a Tennessee limited partnership, by Limited Warranty Deed of record in Instrument No. 20150202-0009306 and by Quitclaim Deed of record in Instrument No. 20150202-0009307, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2022, a lien not yet due and payable.
2. Terms and conditions of the Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers between Briley Parkway Associates and The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4496, Page 772, in the Register's Office for Davidson County, Tennessee.
3. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20120521-0043894, in the Register's Office for Davidson County, Tennessee.
4. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20140624-0087650, in the Register's Office for Davidson County, Tennessee.

21214007v7

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 December 09, 2021.

Date

Heather Wood

Affiant Signature

December 09, 2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 09 day of December, 2021.

Lisa Farris

Notary's Signature

My Commission Expires: 08-24-2024

Date

Notary's Seal (if on paper)

