Karen Johnson Davidson County
Batch# 774085 DEEDWARRSP
12/15/2021 10:52:30 AM 5 pgs
Fees: $28.00 Taxes: $29,673.68
20211215-0165573

This instrument was prepared by:
Kelly L. Worman
Worman Law Group, PLLC
2000 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOS.
SFR XII NASHVILLE OWNER 1, L.P. 4645 Hawthorne Lane NW Washington, DC 20016	SFR XII NASHVILLE OWNER 1, L.P. 4645 Hawthorne Lane NW Washington, DC 20016	091 05 3E 205.00 091 05 3E 303.00-306.00 091 05 3E 400.00-403.00 091 05 3E 405.00-409.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CRP/ECG CHARLOTTE PARK, L.L.C.**, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **SFR XII NASHVILLE OWNER 1, L.P.**, a Delaware limited partnership ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A**.

This is improved property located at 647 Vernon Avenue, Unit Nos. 205, 303-306, 400-403 and 405-409, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on **Exhibit B**.

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $8,019,914.00.

Tiffany Crilly
Affiant

Subscribed and sworn to me this 10th day of ~~October~~ December, 2021.

Dana B. Smith
NOTARY PUBLIC
My Commission Expires: 4-8-2025

DANA B. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/08/2025

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 10th day of December, 2021.

GRANTOR:

CRP/ECG CHARLOTTE PARK, L.L.C., a
Delaware limited liability company

By: CRP/ECG Nashville Venture, L.L.C.
Its: Sole Member

By: ECG Nashville Venture Member, LLC
Its: Authorized Member

By: _____
Michael Lamping, its Authorized Signatory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named Michael Lamping, 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 ECG Nashville Venture Member, LLC, the within named bargainor ("Authorized Member"), which is the authorized member of CRP/ECG Nashville Venture, L.L.C. ('Sole Member") which is the sole member of CRP/ECG Charlotte Park, L.L.C. ("Grantor"), a Delaware limited liability company, and that he as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Authorized Member by himself as the Authorized Signatory of Authorized Member, the Authorized Member being authorized to act on behalf of the Sole Member, the Sole Member being authorized to act on behalf of the Grantor.

Witness my hand and seal, at office this 8th day of December, 2021.

_____
NOTARY PUBLIC

KELLY LOUIS WORMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Unit Nos. 205, 303-306, 400-403 and 405-409 of the Charlotte Park Townhomes, a horizontal property regime established by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Charlotte Park Townhomes, a Townhouse Planned Unit Development (as the same may be amended and restated, of record in Instrument Number 20210823-0113740, in the Register's Office for Davidson County, Tennessee, said Units being depicted on the site plan attached as Exhibit "B" to the aforementioned Declaration.

Being a portion of the same property conveyed to CRP/ECG Charlotte Park, L.L.C., a Delaware limited liability company, by Special Warranty Deed of record in Instrument Number 20200306-0025664, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Property that would be disclosed by an accurate and complete land survey of the Property.

2. Taxes for the year 2022 and subsequent years, a lien not yet due and payable.

3. The rights of tenants in possession, as tenants only, under prior unrecorded leases.

4. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Charlotte Park Townhouses, a Townhouse Planned Unit Development, of record in Instrument Number 20210823-0113740, in the Register's Office for Davidson County, Tennessee.

5. All matters shown on the Plan of record in Plat Book 161, Page 134, in the Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps, and Appurtenance of record in Instrument Number 20200708-0073770, in the Register's Office for Davidson County, Tennessee.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps, and Appurtenance of record in Instrument Number 20200708-0073801, in the Register's Office for Davidson County, Tennessee.

8. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20200708-0073826, in the Register's Office for Davidson County, Tennessee.

9. Subject to rights of others in and to the common areas and/or elements.

Tennessee Certification of Electronic Document

I, James E. Spruill, 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 10, 2021 (date of document).

Affiant Signature

December 10, 2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY