This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Walt Burton, Esq.

Karen Johnson Davidson County
Batch# 778486 DEEDWARRSP
12/22/2021 12:03:30 PM 9 pgs
Fees: $48.00 Taxes: $74,370.00
20211222-0169222

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Amplify Equities LLC, et al. 14 Steuben Lane Jackson, NJ 08527	Amplify Equities LLC, et al. 14 Steuben Lane Jackson, NJ 08527	082-12-0C-007.00 CO; 082-12-0C-008.00 CO; 082-12-0C-009.00 CO; 082-12-0C-010.00 CO; 082-12-0C-011.00 CO; 082-12-0C-001.-CO; 082-12-0C-002.00 CO; 082-12-0C-003.00 CO; 082-12-0C-004.00 CO; 082-12-0C-005.00 CO; 082-12-0C-006.00 CO; 082-12-0C-012.00 CO; 082-12-0C-013.00 CO; 082-12-0C-014.00 CO; 082-12-0C-015.00 CO; 082-12-0C-016.00 CO; 082-12-0C-017.00 CO; 082-12-0C-018.00 CO; 082-12-0C-019.00 CO; 082-12-0C-020.00 CO; 082-12-0C-021.00 CO; 082-12-0C-022.00 CO; 082-12-0C-023.00 CO; 082-12-0-396.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **CHAMPION AMPLIFY, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **AMPLIFY EQUITIES LLC,** a Tennessee limited liability company, **AMPLIFY SCHORR LLC**, a Tennessee limited liability company, **AMPLIFY GEFEN LLC**, a Tennessee limited liability company, **AMPLIFY DLG LLC**, a Tennessee limited liability company, as tenants in common (hereinafter collectively referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or

adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15th day of December, 2021, but is effective as of the 21st day of December, 2021.

GRANTOR:

CHAMPION AMPLIFY, LLC,
a Tennessee limited liability company

By: _____
Name: Parker Champion
Its: Authorized Representative

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Parker Champion, the Authorized Representative of Champion Amplify, LLC, a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Authorized Representative executed the foregoing instrument for the purposes therein expressed and contained, by signing the name his or her name, as such Authorized Representative.

Witness my hand and official seal this _____ day of _____, 2021.

My Commission Expires:

_____

_____
Notary Public

see Attached

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 **December 15, 2021**, before me, **P. Kusumi** Notary Public, personally appeared **Parker Champion** who proved to me on the basis of satisfactory evidence to be the person(s) whose names(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 signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

P. KUSUMI
Notary Public - California
Los Angeles County
Commission # 2354854
My Comm. Expires May 16, 2025

P. Kusumi
Notary Public

(Seal)

STATE OF New Jersey

COUNTY OF Ocean

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $20,100,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 14 day of December 2021.

Gabriela Wilson
NOTARY PUBLIC

My Commission Expires: 7/19/2026

Gabriela J. Wilson
Notary Public
State of New Jersey
My Commission Expires 7/19/2026

Exhibit "A"

Legal Description of Property

Tract I

Land in Davidson County, Tennessee, being Unit Nos. B1, B2, B3, B4 and B5 of Building B; C1, C2, C3, C4, C5 and C6 of Building C; D1, D2, D3, D4 and D5 of Building D; and E1, E2, E3, E4, E5, E6 and E7 of Building E, together with appurtenant interest in the common elements of the Amplify on Main Townhomes, as established by the Declaration, of record as Instrument No. 20131004-0104503, as amended by First Amendment to Declaration establishing Amplify on Main Townhomes of record as Instrument No. 20150706-0065291, Register's Office for Davidson County, Tennessee, said Units being depicted on the plat attached as Exhibit "B" to the aforementioned Declaration.

Tract II

Land in Davidson County, Tennessee, being Lot No. 2 , as shown on the map entitled Final Plat for East Side Apartments, of record in Instrument No. 20131030-0112473, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CHAMPION AMPLIFY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from EAST SIDE DEVELOPMENT PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20150716-0069771, dated July 14, 2015, said Register's Office.

Exhibit "B"

Permitted Exceptions

1. All future liens of real estate taxes or assessments and water rates, water meter charges and sewer taxes, rents and charges, if any.

2. Rights and claims of residential tenants in possession, as tenants only, pursuant to the terms of unrecorded leases, which contain no options to purchase or rights of first refusal.

3. General and special taxes and assessments required to be paid for the year 2022 and subsequent years, a lien not yet due and payable.

4. Declaration of Restrictions and Covenants for Stormwater facilities and systems of record as Instrument No. 20130918-0098312, said Register's Office.

5. Memorandum of Development Agreement of record as Instrument No. 20130927-0102012, as amended by Modification of Development Agreement and Development and Financing Agreement of record as Instrument No. 20150716-006976, said Register's Office.

6. The Plan of record as Instrument No. 20131030-0112473, said Register's Office, shows the following matters:

   Tract I:

   a) Overhead electric line crossing the southern portion of the Property

   b) 10' sewer easement generally running East to West along the south portion of the Property

   c) 20' public utility drainage easement along the south property line

   Tract II:

   a) 10' sewer easement generally running East to West along the north portion of the Property

   b) 10' and 20' public utility drainage easement along the north property line

   c) 10' right of way generally running East to West along the south property line.

7. Declaration establishing Amplify on Main Townhomes of record as Instrument No. 20131004-0104503, as amended by First Amendment to Declaration establishing Amplify on Main Townhomes of record as Instrument No. 20150706-0065291, Register's Office for Davidson County, Tennessee, said Units being depicted on the plat attached as Exhibit "B" to the aforementioned Declaration. As affected by Assignment of Declarant's Rights dated July 15, 2015, of record as Instrument NO. 20150716-0069772, said Register's Office.

8. Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County of record as Instrument Nos. 20140228-0017326 and 20140228-0017327, said Register's Office.

9. Grant of Easement to Comcast of Nashville I, LLC, of record as Instrument No. 20140902-0079902, said Register's Office.

10. All matters shown on that certain ALTA/ACSM Land Title Survey prepared by Steven D. Delle dated August 12, 2013, last revised June 6, 2015, and designated as Job No. 12658, including:

    Tract I:

    a) 18'' RCP (drainage pipe) crossing the northeastern corner of the Property

    Tract II:

    a) Utility line easement in the northern portion of the Property

11. Certificate of Completion and MDHA Consent and Estoppel Certificate dated April 17, 2015 of record as Instrument No. 20150716-0069770, said Register's Office.

SWD

TRUE COPY CERTIFICATION

I, Carole M. Maxson, 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 21, 2021** (date of document).

Carole M. Maxson

12/21/21
Date

STATE OF TENESSEE)
COUNTY OF WILLIAMSON)

On 12/21/21, before me, the undersigned, personally appeared Carole M. Maxson, who acknowledges that this certification of an electronic document is true and correct.

NOTARY PUBLIC

My Commission Expires: 11.5.24

