Karen Johnson Davidson County
Batch# 778910 DEEDWARRSP
12/22/2021 01:51:30 PM 7 pgs
Fees: $38.00 Taxes: $172,242.40
20211222-0169354

This Instrument Was Prepared By:

Kirkland & Ellis LLP
601 Lexington Avenue
New York, New York 10022
Attention: Shawn Lee, Esq.

When Recorded Mail To:

Kirkland & Ellis LLP
601 Lexington Avenue
New York, New York 10022
Attention: Shawn Lee, Esq.

Return to:
Rudy Merab
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
770-916-4354- **TN252108082R**

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number(s):
c/o SCG Global Holdings, L.L.C., a Delaware limited liability company, 591 West Putnam Avenue, Greenwich, Connecticut 06830	c/o Strata Equity Global, Inc., 4370 La Jolla Village Drive, Suite 960, San Diego, California 92122	Map 97 Parcel 114

SPECIAL WARRANTY DEED

STRATA WATERFORD, LLC, a Delaware limited liability company, having an address of c/o Strata Equity Group, Inc., 4370 La Jolla Village Drive, Suite 960, San Diego, California 92122 ("Grantor"), in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, executed to be effective as of November 9, 2021, although actually signed on the dates reflected in the acknowledgement below, has GRANTED, BARGAINED, SOLD, ALIENATED, CONVEYED AND CONFIRMED and by these presents does hereby GRANT, BARGAIN, SELL, ALIENATE, CONVEY and CONFIRM and by these presents does convey and warrant to SREIT WATERFORD LANDING APARTMENTS, L.L.C., a Delaware limited liability company, with

an address at c/o SCG Global Holdings, L.L.C., a Delaware limited liability company, 591 West Putnam Avenue, Greenwich, Connecticut 06830 ("Grantee"), fee simple title in and to all that certain parcel or parcels of land in Davidson County, Tennessee, more particularly described in Schedule "1" attached hereto and made a part hereof for all purposes together with all of Grantor's right, title and interest, if any, in and to all streets and roads abutting the said parcel or parcels (collectively, the "Premises"), subject, however to the encumbrances described on Schedule "2" attached hereto (the "Permitted Encumbrances").

The Premises are improved property located at 5901 Old Hickory Boulevard Hermitage, TN 37076.

TOGETHER WITH all buildings and improvements now located on the Premises, whether below or above grade level, as well as all the fixtures and systems located therein and thereon, (all such buildings, improvements, fixtures and systems being collectively referred to as the "Improvements"), which are intended to be and remain real property and to be and remain the sole and exclusive property of Grantee and its successors and assigns.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Premises in fee simple, that Grantor has a good and lawful right to convey the Premises and that the Premises are unencumbered except as herein set forth to the contrary. Grantor hereby binds itself and its successors to warrant and forever defend the right and title to the Premises and the Improvements unto Grantee, its successors and assigns, against the claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise, subject, however to the Permitted Encumbrances.

TO HAVE AND TO HOLD said Premises and the Improvements, and all privileges and appurtenances including, without limitation, all easements thereto belonging, unto Grantee and its successors and assigns forever.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

[SIGNATURE PAGE FOLLOWS]

GRANTOR:

STRATA WATERFORD, LLC
a Delaware limited liability company

By: Strata MM, LLC,
a Delaware limited liability company,
its Manager

By:_____
Name: David C. ~~Michan~~
Title: Manager

ACKNOWLEDGMENT

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 SAN DIEGO)

On NOVEMBER 5, 2021 before me, MARIA F. TENORIO, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared DAVID C. MICHAN,
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.

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.

MARIA F. TENORIO
Notary Public - California
San Diego County
Commission # 2370107
My Comm. Expires Aug 7, 2025

Signature _____ (Seal)

STATE OF CONNECTICUT)
) ss:
COUNTY OF FAIRFIELD)

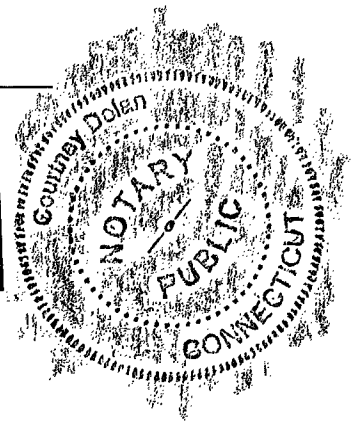
The actual consideration or value, whichever is greater, for this transfer is: $46,552,000.00

Ethan Bing, Affiant

Subscribed and sworn to before me this 8th day of November, 2021.

Courtney Dolan
Notary Public

Courtney Dolan
Notary Public, State of Connecticut
My Commission Expires May 30, 2026



Schedule "1"

LEGAL DESCRIPTION

(WATERFORD LANDING APARTMENTS)

That certain real property located North of Bell Road and being more particularly described as follows:

Beginning at an iron pin in the Westerly margin of old Hickory Boulevard at the Northeast corner of herein described Tract, said pin being Southeasterly 780 feet, more or less, along said margin from the Southerly Margin of Interstate 40; thence with Westerly margin of Old Hickory Boulevard, South 40 degrees, 31 minutes, 26 seconds East, 519.66 feet to a point, Thence with a curve concave to the West having a central angle of 08 degrees, 16 minutes, 37 seconds, a radius of 2,834.93 feet and a chord of South 36 degrees, 23 minutes, 11 seconds East, 409.11 feet for an arc length 409.47 feet to a point; thence leaving said margin with the Northerly line of Por- Bond Partnership, LLC of record in Instrument 20020815-0098876; Register's Office for Davidson County, Tennessee, also known as Arbors of Lakeside of record in Plat Book 6200, Page 426, Register's Office for Davidson County, Tennessee, South 85 degrees, 00 minutes, 34 seconds West, 1,052.94 feet to an iron pin; thence South 02 degrees, 42 minutes, 14 seconds East, 199.67 feet to an iron pin in the Northerly margin of Bell Road; thence with said margin and a curve concave to the South having a central angle of 02 degrees, 36 minutes, 09 seconds, a radius of 1,185.92 feet and a chord of North 70 degrees, 23 minutes, 26 seconds West, 53.86 feet for an arc length of 53.86 feet to an iron pin, thence leaving said margin with the Easterly line of U.S.A. property, North 03 degrees, 07 minutes, 54 seconds West, 98.10 feet to a Corps of Engineers Concrete Monument; thence with the East line of Lady Ruth Earhart of record in Deed Book 9649, Page 213, Register's Office for Davidson County, Tennessee, North 06 Degrees, 41 Minutes, 47 seconds West, 98.40 feet to an iron pin; thence with the East line of David Gilly, Et. ux, of Record in Instrument 2000011-00002865, Register's Office for Davidson County, Tennessee, North 00 degrees, 57 minutes, 28 seconds West, 98.32 feet to an iron pin, thence with the East line of David Gilly, et, ux, of Record in Instrument 2000011-00002865, Register's Office for Davidson County, Tennessee, North 01 degrees, 32 minutes, 16 seconds East, 100.29 feet to an iron pipe; thence with the East line of Richard H. Marcrum, et, ux, of record in Deed Book 5374, Page 785, Register's Office for Davidson County, Tennessee, North 01 degrees, 24 minutes, 31 seconds West, 198.65 feet to an iron pin; thence with the East line of Aaron Sandberg, Et, ux., of record in Instrument 20041122-0139798, Register's Office for Davidson County, Tennessee, North 02 degrees, 29 minutes, 32 seconds West, 76.57 feet to an iron pipe; thence with said Sandberg and Michael L. Helton, et, ux., of record in Deed Book 6913, Page 532, Register's Office for Davidson County, Tennessee, North 04 degrees, 25 minutes, 44 seconds West, 256.44 feet to an iron pin in the South line of Bimal Patel, et. ux., of Record in Deed Book 9894, Page 705, Register's Office for Davidson County, Tennessee, thence with said Patel and Priest Lake Center, Section Four, of record in Plat Book 6200, Page 695, Register's Office for Davidson County, Tennessee, North 82 degrees, 32 minutes, 56 seconds East, 558.42 feet to the Point of Beginning, containing 651,732 square feet or 14.96 Acres, more or less.

Being the same property conveyed to Strata Waterford, LLC, a Delaware limited liability company by virtue of Special Warranty Deed from DRA Waterford Landing LLC, a Delaware limited liability company, dated September 28, 2016, recorded September 30, 2016, of record in Instrument Number 201609300103331, of the Register of Deeds of Davidson County, Tennessee.

This property is improved and the address is 5901 Old Hickory Blvd., Hermitage, Tennessee 37076.

SCHEDULE "2"

Permitted Encumbrances

1. All taxes for the fiscal year 2021 and subsequent years, not yet due and payable.

2. Terms and conditions of Permitted Exceptions dated September 25, 2007, recorded September 28, 2007, of record in Instrument Number 200709280115772, of the Register of Deeds of Davidson County, Tennessee.

3. Easement granted to First Suburban Water Utility District of record in Book 10960, Page 543, of the Register of Deeds of Davidson County, Tennessee and shown on ALTA/NSPS Land Title Survey prepared by Tony Reasons II, Registered Land Surveyor No. 1665 on behalf of Partner Engineering and Science, Inc., dated October 22, 2021 and designated as Partner Project No. 21-335230.120.

4. Terms, provisions and conditions contained in the Declaration of Restrictive Covenants, including but not limited to building setback lines, building restriction areas, landscape easements, and access restrictions, of record in Book 9941, Page 741, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction, and shown on ALTA/NSPS Land Title Survey prepared by Tony Reasons II, Registered Land Surveyor No. 1665 on behalf of Partner Engineering and Science, Inc., dated October 22, 2021 and designated as Partner Project No. 21-335230.120.

   a. Is exempt under Title 42 of the United States Code, or

   b. Relates to handicap but does not discriminate against handicapped persons.

5. The following matters shown on ALTA/NSPS Land Title Survey prepared by Tony Reasons II, Registered Land Surveyor No. 1665 on behalf of Partner Engineering and Science, Inc., dated October 22, 2021 and designated as Partner Project No. 21-335230.120, shows the following:

   a. Improvement constructed across 60' setback line.

   b. Water, sewer, storm water drainage, and electric lines not in defined easement areas.

   c. Building appears to lay within the No Building or Parking Permitted area as defined in Book 9941, Page 741.

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 9, 2021 (date of document).

Affiant Signature

12/15/2021
Date

State of GA

County of Cobb

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

Notary's Signature

MY COMMISSION EXPIRES: 8/10/2023

NOTARY'S SEAL

