Karen Johnson Davidson County
Batch# 778937 DEEDWARR
12/22/2021 01:52:30 PM 9 pgs
Fees: $48.00 Taxes: $200,318.00
20211222-0169391

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- **TN252108083R**

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 142 Parcel 53

SPECIAL WARRANTY DEED

STRATA WYNDCHASE, 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 WYNDCHASE BELLEVUE 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 7221 Highway 70 South Nashville, TN 37221.

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 WYNDCHASE, 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)

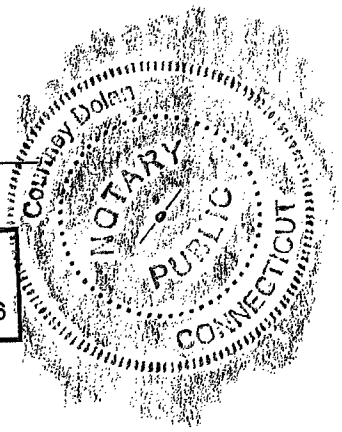
The actual consideration or value, whichever is greater, for this transfer is: $54,140,000.00

Ethan Bing, Affiant

Subscribed and sworn to before me this 5th 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

(WYNDCHASE BELLVUE APARTMENTS)

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located between Old Harding Road and U.S. Highway 70-S, being Lot No. 1 as shown on First Revision, Lot One, CT Bellevue Limited Partnership of record in Plat Book 9700, page 473, R.O.D.C. and being more particularly described as follows:

BEGINNING at as iron pin in the northerly margin of Old Harding Road at the southwest corner of herein described tract, said pin also being the southeast corner of Ashley Green of record in Plat Book 6900, page 978, R.O.D.C.;

THENCE, leaving said margin with the east line of said Ashley Green, N 27° 22' 43" W, 502.71 feet to a 21" Hackberry;

THENCE, with the south line of Bellevue Grace Assembly of God Church, as shown on Plat of H.B. Hows Property of record in Plat Book 5190, page 195, R.O.D.C., N 63° 02' 32" E, 165.34 feet to a point;

THENCE, with the south line of Belle Glen of record in Plat Book 8250, page 929, R.O.D.C, N 63° 01' 14" E, 219.38 feet to an iron pin in the west line of 70 South Associates of record in Instrument No. 200002220017374, R.O.D.C;

THENCE, with said 70 South Associates, S 26° 37' 00" E, 40.17 feet to an iron pin; THENCE, N 64° 14' 42" E, 220.12 feet to a point;

THENCE, with the east line of 70 South Associates, N28°45'51" W, 74.00 feet to a point; THENCE, N 28° 50' 46" W, 297.86 feet to a point in the southerly margin of U.S. Highway 70S; THENCE, with said margin, N 82° 00' 00" E, 583.99 feet to a point;

THENCE, leaving said margin with the west line of Lot No. 1 of First Revision, Lot 2, CI Bellevue limited Partnership of record in Instrument No. 200102080012390, R.O.D.C, S 08° 00' 00" E, 315.07 feet to an iron pin;

THENCE, with the west line of Lot No. 2 of said plat, S 31° 06' 52" E, 157.94 feet to an iron pin in the north margin of Old Harding Road;

THENCE, with said margin, S 56° 52' 07" W, 242.19 feet to an iron pin;

THENCE, leaving said margin with the lines of Madeline Holden of record in Book 4840, page 299, R.O.D.S., being Lot No. 3 of CT Bellevue limited Partnership of record in Plat Book 9700, page 318, R.O.D.C, the following calls:

N 28° 59' 28" W, 253.97 feet to an iron pin,
S 62° 07' 52" W, 97.74 feet to an iron pin,
S 36° 00' 08" W, 139.87 feet to an iron pin,

S 27° 16' 59" E, 213.91 feet to a point in the north margin of Old Harding Road;

THENCE, with said margin and a curve concave to the south having a central angle of 11° 47' 04", a radius of 2,894.75 fact and a chord of S 50° 05' 49" W, 294.34 feet for an arc length of 595.39 feet to the point of beginning.

Containing 468,853 square feet of 10.76 acres, more or less.

Being the same property conveyed to Strata Wyndchase, LLC, a Delaware limited liability company by virtue of Special Warranty Deed from DRA Wyndchase-Bellevue LLC, a Delaware limited liability company, dated September 28, 2016, recorded September 30, 2016, in Instrument No. 20160930-0103345, Davidson County, Tennessee.

SCHEDULE "2"

Permitted Encumbrances

1. All taxes for the fiscal year 2021 and subsequent years, now due and payable.

2. Declaration of Covenants, Conditions and Restrictions by CT Bellevue Limited Partnership, a Texas limited partnership, recorded December 31, 1996 in Book 10307, Page 497, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons and shown on ALTA/NSPS Land Title Survey prepared by Bryan A. Shirley, Registered Land Surveyor No. 2085 on behalf of Partner Engineering and Science, Inc., dated October 13, 2021 and designated as Partner Project No. 21-335230.124.

3. Easements, right-of-ways, boundary lines and improvements as shown on Plat recorded at Plat Book 9700, Page 473, said Register's Office and shown on ALTA/NSPS Land Title Survey prepared by Bryan A. Shirley, Registered Land Surveyor No. 2085 on behalf of Partner Engineering and Science, Inc., dated October 13, 2021 and designated as Partner Project No. 21-335230.124.

4. Terms and conditions of the Agreement for Dedication of Sanitary Sewer Easement, recorded January 30, 1998 in Book 10774, Page 593, said Register's Office and shown on ALTA/NSPS Land Title Survey prepared by Bryan A. Shirley, Registered Land Surveyor No. 2085 on behalf of Partner Engineering and Science, Inc., dated October 13, 2021and designated as Partner Project No. 21-335230.124.

5. Easement to Bellsouth Telecommunications, Inc., a Georgia corporation, recorded December 1, 1997 in Book 10702, Page 84, said Register's Office and shown on ALTA/NSPS Land Title Survey prepared by Bryan A. Shirley, Registered Land Surveyor No. 2085 on behalf of Partner Engineering and Science, Inc., dated October 13 and designated as Partner Project No. 21-335230.124.

6. Terms and conditions of Agreement for Dedication of Easement for Public Utilities to the Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, recorded May 12, 1986 in Book 7542, Page 302, said Register's Office and shown on ALTA/NSPS Land Title Survey prepared by Bryan A. Shirley, Registered Land Surveyor No. 2085 on behalf of Partner Engineering and Science, Inc., dated October 13, 2021 and designated as Partner Project No. 21-335230.124.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, recorded December 10, 1993 in Book 9183, Page 197, said Register's Office and shown on ALTA/NSPS Land Title Survey prepared by Bryan A. Shirley, Registered Land Surveyor

No. 2085 on behalf of Partner Engineering and Science, Inc., dated October 13, 2021 and designated as Partner Project No. 21-335230.124.

8. Terms and conditions of the Cable Television Installation and Service Agreement between Intermedia partners Southeast, L.P., DBA Intermedia and CT Bellevue Limited partnership, recorded April 18, 2000 in Instrument No. 20000418-0038817, said Register's Office.

9. Grant of Easement to Comcast of Nashville I, LLC, recorded November 30, 2015 in Instrument No. 20151130-0120246, said Register's Office.

10. ALTA/NSPS Land Title Survey prepared by Bryan A. Shirley, Registered Land Surveyor No. 2085 on behalf of Partner Engineering and Science, Inc., dated October 13, 2021 and designated as Partner Project No. 21-335230.124, shows the following:

    a. Fence appears to cross property line by as much as 10.8'.

    b. Garage crosses setback line.

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

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

