Prepared by:

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Karen Johnson Davidson County
Batch# 781938 DEEDWARRSP
12/30/2021 01:21:49 PM 6 pgs
Fees: $33.00 Taxes: $32,412.00

20211230-0171964

After Recording Return to:

Martha Culp Millener
Chambliss Bahner & Stophel, P.C.
605 Chestnut Street, Suite 1700
Chattanooga, Tennessee 37450

Grantee's Mailing Address:	Send Tax Bills to:	Tax Map Parcel No.:
		075-9-142.00
1033 Demonbruen Street Suite 600 Nashville, Tennessee 37203	1033 Demonbruen Street Suite 600 Nashville, Tennessee 37203	075-9-026.00

(Space Above For Recorder's Use)

SPECIAL WARRANTY DEED

HERMITAGE GARDEN APARTMENTS LLC, a Michigan limited liability company ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration paid in hand to Grantor by HERMITAGE GARDEN, L.P., a Tennessee limited partnership ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee all of Grantor's right, title and interest in and to that certain parcel of land located in Davidson County, Tennessee and legally described in Exhibit A attached hereto, together with all buildings, improvements and fixtures located thereon and owned by Grantor as of the date hereof and all rights, privileges and appurtenances pertaining thereto including all of Grantor's right, title and interest in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto (herein collectively called the "Real Property").

This conveyance is made by Grantor and accepted by Grantee subject to all covenants, conditions, restrictions, and other matters listed on Exhibit B attached hereto (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns, and Grantor does hereby bind itself, its legal representatives, successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Real Property unto the Grantee, its legal representatives, successors and assigns, against Grantor and every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

If any term or provision of this Deed or the application thereof to any persons or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Deed or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each term and provision of this Deed shall be valid and enforced to the fullest extent permitted by law.

IN WITNESS WHEREOF, this Deed has been executed by Grantor as of the 15th day of December, 2021 to be effective as of the 22nd day of December, 2021.

GRANTOR:

HERMITAGE GARDEN APARTMENTS LLC,
a Michigan limited liability company

By: _____
Name: Bryan Pritchard
Title: Authorized Representative

STATE OF MICHIGAN)
) SS.
COUNTY OF Wayne)acting in Washtenaw

Before me, a Notary Public of the state and county mentioned, personally appeared Bryan Pritchard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Bryan Pritchard, the Authorized Representative of Hermitage Garden Apartments LLC, a Michigan limited liability company, the within named bargainor, and that such person as such Authorized Representative of the Grantor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by such person as such Representative of the Grantor.

WITNESS my hand and seal, at office in Wayne *County, Michigan* this 15th day of December, 2021.

Sandra Shalhoub
Notary Public

My Commission Expires: 9/6/23

SANDRA SHALHOUB
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Sep 6, 2023
ACTING IN COUNTY OF Washtenaw

STATE OF TN)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater is $8,760,000.00.

Subscribed and sworn to before me this
13 day of December, 2021

AFFIANT

11/08/2022
My commission expires:

NOTARY PUBLIC

Property Address: 4701 Old Hickory Boulevard, Old Hickory, Tennessee 37138

Tax Map Parcel: 075-9-142.00 and 075-9-026.00

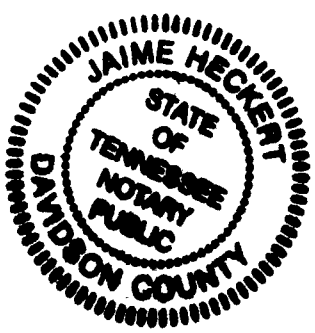


EXHIBIT A

LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

Beginning in the west right of way of Old Hickory Boulevard at a railroad spike located 125 feet, more or less, from the centerline of Plantation Drive; thence, leaving said right of way S 73 deg. 42 min. 15 sec. W, 152.64 feet to an iron pin in the west line of the resubdivision of Lot 1151, Hermitage Hills, Section Nine, recorded in Plat Book 4470, Page 13, Register's Office for Davidson County, Tennessee; thence along said west line N 16 deg. 04 min. 41 sec. W, 55.57 feet to an iron pin;

thence S 74 deg. 56 min. 12 sec. W, 234.65 feet to a point in the north line of Lot 1153 on the Plan of Hermitage Hills, Section Nine, recorded in Plat Book 3600, Page 97, Register's Office for Davidson County, Tennessee;

thence N 1 deg. 59 min. 07 sec. E, 464.51 feet to the south line of Stateland Baptist Church as shown on Plat Book 8250, Page 413, Register's Office for Davidson County, Tennessee;

thence S 87 deg. 18 min. 50 sec. E, 259.94 feet to the west right of way of Old Hickory Boulevard;

thence along said right of way S 16 deg. 02 min. 00 sec. E, 417.98 feet to the point of beginning.

Being the same Real Property conveyed to Hermitage Garden Apartments LLC, a Michigan limited liability company by Warranty Deed dated June 29, 2016 from Aerial and Above, LLC, a Tennessee limited liability company of record at Instrument Number 201607110070587 in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Applicable zoning and building ordinances and land use regulations
2. Those matters that would be disclosed by an accurate survey of the Real Property
3. The lien of taxes and assessments not yet due and payable
4. Any matters caused by Grantee, its agents, representatives or employees
5. Rights tenants under leases
6. [REMAINDER TO BE INSERTED UPON REVIEW OF PROFORMA]