Karen Johnson Davidson County
Batch# 785682 DEEDWARRSP
01/10/2022 09:33:30 AM 7 pgs
Fees: $38.00 Taxes: $64,102.50
20220110-0002435

This instrument prepared by and after recording return to:
Philip F. Head
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, TN 37219

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
White Bridge Multifamily Partners, LLC P.O. Box 59109 Nashville, TN 37205	Same	103-10-0-132.00

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, **THE FOUNTAINS, 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 **WHITE BRIDGE MULTIFAMILY PARTNERS, LLC**, a Delaware limited liability company (hereinafter 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, buildings, structures, fixtures, 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").

The Property is improved property known as 97 White Bridge Pike, Nashville, Tennessee 37205.

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 17th day of December, 2021.

GRANTOR:

THE FOUNTAINS, LLC,
a Tennessee limited liability company

By: _____
Name: Joan K. Raskin,
Its: Chief Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Joan K. Raskin, the Chief Manager of The Fountains, 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 Chief Manager executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Joan K. Raskin, as such Chief Manager.

Witness my hand and official seal this 17th day of December, 2021.

_____
Notary Public

My Commission Expires:

_____

FLETCHER OUTLAW
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires
July 9, 2022

4890-4331-4950.2

STATE OF VIRGINIA

COUNTY OF HENRICO

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $17,325,000.00 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 23rd day of December, 2021.

NOTARY PUBLIC

My Commission Expires: 1/31/2023

MELODIE TAYLOR ROCHELLE NOTARY PUBLIC MY COMMISSION NUMBER 7048340 COMMONWEALTH OF VIRGINIA

4890-4331-4950.4

Exhibit "A"

Legal Description of Property

BEING a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the westerly margin of Old White Bridge Road and the southerly margin of Brookwood Place and being more particularly described as follows:

BEGINNING at an iron pin in the southerly margin of Brookwood Place at the northeast corner of Lot No. 70 on the Plan of Hillwood Terrace, Section 2, of record in Plat Book 3300, page 73, Register's Office for Davidson County, Tennessee;

THENCE, with said southerly margin and a curve to the left having a central angle of 04° 47' 31", a radius of 350.20 feet and a chord of N 76° 00' 46" E, 29.28 feet to a point;

THENCE, N 75° 37' 00" E, 23.91 feet to a point at the northwest corner of Henry L. Obersteadt, et. al., of record in Deed Book 5167, page 994, Register's Office for Davidson County, Tennessee;

THENCE, with the West line of said Obersteadt, S 14° 23' 00" E, 150.00 feet to an iron pin;

THENCE, with the South line of said Obersteadt, N 75° 45' 43" E, 150.02 feet to an iron pin in the West margin of Old White Bridge Road;

THENCE, with said margin, S 14° 23' 00" E, 52.67 feet to an iron pin;

THENCE, with a curve to the left having a central angle of 27° 26' 34", a radius of 474.62 feet and a chord of S 28° 06' 18" E, 225.16 feet for an arc length of 227.33 feet to an iron pin;

THENCE, leaving said margin with the North line of CBS Realty Co. of record in Book 3908, page 87, Register's Office for Davidson County, Tennessee, S 44° 29' 58" W, 378.19 feet to a point in the North line of Hillwood Terrace, Section 2;

THENCE, North 63° 24' 29" West, 320.00 feet to an iron pin in the East line of Hillwood Terrace;

THENCE with said Hillwood Terrace and a curve concave to the West having a central angle of 23° 47'14", a radius of 1241.85 and a chord of North 22° 43' 14" East, 511.88 feet for an arc length of 515.56 feet to the point of beginning, containing 178,798 square feet or 4.10 acres, more or less.

TOGETHER with Easement Rights as set out in Book 4289, page 422, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to The Fountains, LLC, a Tennessee limited liability company, by deed filed for record in Book 9901, page 53, Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
2. Easement Agreement of record in Instrument Number 20110727-0057612, in the Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants of record in Book 2750, Page 521, in the Register's Office for Davidson County, Tennessee.
4. Subject to all matters shown on the Plan of record in Plat Book 330, Page 73, Register's Office for Davidson County, Tennessee.
5. Easement for Ingress and Egress of record in Book 4289, Page 422, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, AL FRAZIER, 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 12/22/21 (date of document).

Affiant Signature

12/22/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22nd 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