This instrument was prepared by:
Benjamin H. Southard
Worman Law Group, PLLC
2000 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 788995 DEEDWARRSP
01/13/2022 08:17:30 AM 7 pgs
Fees: $38.00 Taxes: $62,900.00
20220113-0004732

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOS.
Amalie Property LLC 104 Woodmont Blvd., Suite 218 Nashville, TN 37205	Amalie Property LLC 104 Woodmont Blvd., Suite 218 Nashville, TN 37205	Tax Parcel No. 161-134.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **NASHVILLE M3-08, LLC**, a California limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **AMALIE PROPERTY LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A.**

This is improved property located at 5646 Amalie Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $17,000,000.00.

Affiant

Subscribed and sworn to me this 20th day of December, 2021.

NOTARY PUBLIC
My Commission Expires: 3-25-24

CAROLE M. MAXSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires MAR 25, 2024

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 22nd day of December, 2021.

GRANTOR:

NASHVILLE M3-08, LLC, a
California limited liability company

By: M3 Multifamily, LLC
Its: Manager

By: _____
Name: ~~Jon Martin~~ Jonathan Martin
Its: Principal

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)
) ss.
COUNTY OF Santa Barbara)

On December 16, 2021, before me Sophia Uretz, notary public personally appeared Jonathan Martin, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person 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.

Signature _____ (Notarial Seal)

Commission expires 8/7/23

SOPHIA URETZ
Notary Public - California
Santa Barbara County
Commission # 2296497
My Comm. Expires Aug 7, 2023

Exhibit A

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 56 of Section 2, McMurray Woods Addition, as of record in Plat Book 4660, Page 43, at the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod in the easterly right-of-way line of Amalie Drive, 60 feet in width, at a corner common with Lot 338 of Section Three, Huntington Park, as of record in Plat Book 4460, Page 68, at the Register's Office for Davidson County, Tennessee, said existing iron rod being located at Northing: 624.982.55; Easting: 1,754,324.27; on the State Plane Coordinate System NAD-83 (1990):

Thence with the easterly right-of-way line of Amalie Drive. North 15 deg 08 min 32 sec East, 141.27 feet to a pk nail set;

Thence with a curve to the left, along an arc length of 207.38 feet, the central angle of which is 19 deg 24 min 00 sec. the radius of which is 612.48 feet, the chord of which is North 05 deg 17 min 11 sec East, 206.39 feet to an existing iron rod;

Thence with a curve to the right, along an arc length of 126.26 feet, the central angle of which is 09 deg 24 min 32 sec, the radius of which is 768.86 feet, the chord of which is North 00 deg 17 min 27 sec East, 126.12 feet to on existing iron rod;

Thence North 05 deg 11 min 57 sec East, 603.59 feet to an iron rod set, at a corner common with Lot 16 of Section 1, McMurray Woods Addition, as of record in Plat Book 4675, 1 Page 6, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Amalie Drive, with the southerly property line of Section 1, McMurray Woods Addition, South 85 deg 29 min 48 sec East, 644.15 feet to an iron rod set, in the westerly property line of Hickory Forest II, L.P., as of record in Instrument Number: 20061108-0139114, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of Hickory Forest II L.P. South 08 deg 25 min 32 sec West, 191.22 feet to an existing iron rod, at a corner common with the property of Nashville Hickory Point, LLC, as of record in Instrument Number: 20131216-0126868, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of Nashville Hickory Point, LLC, South 07 deg 14 min 36 sec West, 349.10 feet to an existing concrete monument:

Thence South 10 deg 44 min 58 sec West, 89.77 feet to an existing axle;

Thence South 08 deg 45 min 28 sec West, 239.59 feet to an existing iron rod;

Thence South 07 deg 05 min 16 sec West, 176.14 feet to an existing iron rod;

Thence South 03 deg 45 min 20 sec West, 226.67 feet to an existing concrete monument, at a corner common with Lot A of the said Section Three, Huntington Park;

Thence with the northerly property line of said Section Three, Huntington Park, South 86 deg 36 min 20 sec West, 442.69 feet to an existing concrete monument;

Thence South 88 deg 26 min 27 sec West, 16.01 feet to an existing concrete. monument;

Thence North 00 deg 22 min 08 sec East, 232.04 feet to an existing iron pipe;

Thence North 74 deg 28 min 52 sec West. 140.27 feet to the POINT OF BEGINNING.

Being the same property conveyed to Nashville M3-08, LLC, a California limited liability company by Special Warranty Deed from Amalie Point Apartments, GP, a Tennessee general partnership, of record in Instrument No. 20141002-0091151, in the Register's Office of Davidson County, Tennessee.

Exhibit B

1. All encroachments, encumbrances, violations, variations, or adverse circumstances affecting the Title disclosed by that certain ALTA/NSPS land survey of the Property prepared by Michael H. Charette, TN RLS No. 2048 and dated November 1, 2021.

2. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

3. All matters shown on plat(s) of record in Plat Book 4660, Page 43, in the Register's Office of Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Access Road and Appurtenances from Ronald M. Frederick to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5046, Page 47, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Option and Lease Agreement by and between Countrywood Investment Group, LTD, Lessor, and Bellsouth Mobility Inc., Tenant, of record in Book 8582, Page 505 as assigned in Instrument No. 201611300125475, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Agreement Memorandum of PCS Site Agreement by and between The Countrywood Investment Group, Ltd. and Sprint Spectrum, LP, of record in Book 11077, Page 446 as assigned in Instrument No. 201611300125475, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of unrecorded lease, dated December 17, 1991 as amended by Addendum dated December 21, 1998 and as evidenced and assiged by Memorandum of Lease by and between GTE Mobilnet of Nashville Incorporated, Assignor, and Crown Castle GT Company LLC, Assignee, of record in Instrument No. 200106050058406 as amended by Memorandum of Second Amendment to Lease Agreement by and between Countrywood Investment Group, Ltd., Landlord, and Crown Castle GT Company LLC, Tenant, of record in Instrument No. 200705240061683 as assigned by Assignment of Leases by and between Robert I. Falk, Assignor, and Crown Castle Towers 09 LLC, Assignee of record in Instrument No. 201611300125475, in the Register's Office of Davidson County, Tennessee.

8. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease by and between Countrywood Investment Group, Ltd., Lessor, and Robert Falk, Lessee, of record in Instrument No. 200712310148977 as assigned by Assignment of Leases by and between Robert I. Falk, Assignor, and Crown Castle Towers 09 LLC, Assignee of record in Instrument No. 201611300125475, in the Register's Office of Davidson County, Tennessee.

9. Grant of Easement from Comcast of Nashville I, LLC to Amalie Point, GP; Douglas R. Martin; and Richard Lyerly, of record in Instrument No. 201112060095099, in the Register's Office of Davidson County, Tennessee.

10. Leasehold Deed of Trust and Assignment of Rents executed by Crown Castle Towers 09 LLC to Mark E. Morrison, Trustee, for the benefit of Robert I. Falk, of record in Instrument No. 201612010125938, in the Register's Office of Davidson County, Tennessee.

11. Rights of parties in possession pursuant to unrecorded leases not shown by the Public Records.

True Copy Certification

I, Matt Foster, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached electronic document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 12/22/2021.

Signature

Date: 12/22/2021

State of Tennessee

County of Davidson

Personally, appeared before me, Kristy Engle, a notary public for this county and state, Matt Foster who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature 12/22/2021

My Commission Expires: 12/18/2022
Notary Seal

KRISTY ENGLE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY