Karen Johnson Davidson County
Batch# 816948 DEEDWARRSP
03/07/2022 03:51:26 PM 5 pgs
Fees: $28.00 Taxes: $3,237.50
20220307-0025866

Prepared by and Return to:	Property Owner and Mail Tax Bills to:	Property Address:	Tax Parcel No:
REED District Landco Partners LLC c/o Hines Interests Limited Partnership Five Ravinia Drive Atlanta, GA 30346	c/o Hines Interests Limited Partnership Five Ravinia Drive Atlanta, GA 30346	131 15th Avenue North, Nashville, TN	093-09-0-018.00

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into as of the 1 day of March, 2022, by and between **P&R HOLDINGS OF BIRMINGHAM, ALABAMA**, an Alabama General Partnership ("Grantor"), and **REED DISTRICT LANDCO PARTNERS LLC**, a Delaware limited liability company ("Grantee").

WITNESSETH:

THAT for and in consideration of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate situated and being in Nashville, Davidson County, Tennessee to, wit:

> All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

The Real Estate being the same real estate conveyed to Grantor by deeds of record referenced on Exhibit A.

TO HAVE AND TO HOLD the Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever.

Subject only to and except for the Permitted Exceptions listed in Exhibit B attached hereto and incorporated herein by reference, Grantor covenants with Grantee that it is lawfully seized in fee and possessed of the Real Estate, that it has a good right to sell and convey the same, and that it will warrant and forever defend title to the Real Estate against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[Signature Page to Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

P&R HOLDINGS OF BIRMINGHAM, ALABAMA, an Alabama General Partnership

By: _____
Name: ROGER REDMOND
Title: Mgr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared ROGER REDMOND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of P&R HOLDINGS OF BIRMINGHAM, ALABAMA the within named bargainor, a limited liability company, and that he, as such President, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself (or herself) as such President.

WITNESS my hand, at office, this 23 day of February, 2022.

_____
Notary Public

My Commission Expires:

_____

STATE OF ALABAMA NOTARY PUBLIC
MICHELE L PARKER
My Commission Expires
December 27, 2025

DocuSign Envelope ID: 6F3278D4-7BB0-45ED-8432-B7FBF0953335

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is Nine Hundred Thousand and No/100 Dollars ($875,000.00), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT:

REED DISTRICT LANDCO PARTNERS LLC,
a Delaware limited liability company

By: Hines REED District LLC,
a Delaware limited liability company,
Its Administrative Member

By: Hines REED District Associates LP,
a Texas limited partnership,
Its sole member

By: Hines Interests Limited Partnership,
a Delaware limited partnership, its general partner

By: _____ DS DS
Vikram Mehra
Senior Managing Director

Subscribed and sworn to before me this 24 day of February, 2022.

_____
Notary Public

My Commission Expires: 5/2/2022

MORGAN RUMPHILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2022

EXHIBIT A
LEGAL DESCRIPTION

Property being in Davidson County, Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: TO WIT:

BEING THE NORTHERLY 32 FEET OF LOT NO. 23 AND THE NORTHERLY 32 FEET OF THE EASTERLY 48.75 FEET OF LOT NO. 22, ON THE PLAN OF BOYD HOME TRACT, OF RECORD IN BOOK 21, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOW:

SAID PROPERTY FRONTS 32.49 FEET ON THE WESTERLY MARGIN OF 15TH AVENUE, NORTH, FORMERLY CARROLL STREET, AND EXTENDS BACK WITH THE SOUTHERLY MARGIN OF AN ALLEY, 82.86 FEET, MORE OR LESS, ON THE NORTHERLY LINE AND 88.35 FEET, MORE OR LESS, ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 32 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO P & R HOLDINGS OF BIRMINGHAM, ALABAMA, AN ALABAMA GENERAL PARTNERSHIP WHOSE PRINCIPAL PARTNERS ARE ROGER L. REDMOND AND JEFFREY W. PERRY, BY DEED FROM MARK LEBERTE, OF RECORD IN INSTRUMENT NO. 200111290130665, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes for the year 2022.

2. Any matters that would be disclosed by an accurate and complete land survey of the Property.

3. All matters shown on the Plan of record in Plat Book 21, page 39, Register's Office for Davidson County, Tennessee ("RODCT").