This Instrument Prepared By:
Lillian Roe Gilmer, Esq.
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 822434 DEEDWARRSP
03/15/2022 10:11:30 AM 15 pgs
Fees: $78.00 Taxes: $82,325.00
20220315-0029931

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills to:	Map Parcel Nos.
1600 Rosecrans Ave., Manhattan Beach, California 90266	1600 Rosecrans Ave., Manhattan Beach, California 90266	See Exhibit A

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, MARGARET ROBERTSON APARTMENTS II, L.P., a Tennessee limited partnership ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto MARGARET ROBERTSON HOUSING I, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, containing acres more or less, as more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, and structures located thereon (the "Property");

The Property is improved property known as Margaret Robertson Apartments, Hermitage, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns in fee simple forever.

Grantor covenants and binds Grantor, its successors, and assigns to warrant and defend the title to the Property for Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming title against all acts of the Grantor herein and no other (except claims arising from the matters set forth on Exhibit B), but not further or otherwise.

[SIGNATURE PAGES FOLLOW]

Witness my hand this day of February 28, 2022.

MARGARET ROBERTSON APARTMENTS II, L.P., a Tennessee limited partnership

By: Margaret Robertson GP, LLC, a Tennessee limited liability company, its General Partner

By: Phillip O. Lawson
Name: Phillip O. Lawson
Title: Authorized Signatory

STATE OF Tennessee
COUNTY OF Knox

On the 28th day of February in the year 2022, before, me, the undersigned notary public, personally appeared **Phillip O. Lawson,** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her capacity and that by his/her/their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

WITNESS my hand and official seal at office this 28th day of Feb, 2022.

Jessica Phillips
Notary Public

My Commission Expires: 11/1/25

JESSICA PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

202203150029931

STATE OF_____)

COUNTY OF_____)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $22,250,000.00. §67-4-409(a)(6)(A), TCA.

Richard Siebert

Affiant

SUBSCRIBED AND SWORN TO before me, this this day of _____ ____, 2022.

_____

Notary Public
My Commission Expires: SEE ATTACHED

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 Los Angeles

Subscribed and sworn to (or affirmed) before me on this 28th day of February, 20 22, by Richard Siebert,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

KIKUYE A. INOUYE
Notary Public - California
Los Angeles County
Commission # 2386671
My Comm. Expires Dec 13, 2025

(Seal)

Signature Kikuye A. Inouye

EXHIBIT A

Legal Description

Land situated in Davidson County, Tennessee, and being more particularly described as follows:

Tract 1:

Being lots 11 through 30 and Reserve Parcel North of Lot 30 as shown on Plat of Margaret Robertson Garden Apartments of record in Plat Book 5200, Pages 446 and 447, RODC and Lots 104 through 108 and Lot 108A as shown on Resubdivision of Lots 140 through 108 of Hermitage Woods, Sec. 3A of record in Plat Book 5190, Page 652, RODC.

Beginning at a concrete monument in the Northerly right-of-way of Rockwood Drive, said point also being the Southeast corner of White Oaks Heritage, LLC property, of record in Instrument No. 200411080134206, RODC;

Thence, with said Easterly line of White Oaks Heritage, LLC, the following calls:

North 32 degrees 33 minutes 00 seconds East, 150.00 feet to a point, North 15 degrees 20 minutes 11 seconds West, 649.06 feet to a point, North 25 degrees 32 minutes 57 seconds East, 550.00 feet to an existing iron rod, North 14 degrees 21 minutes 56 seconds East, 144.86 feet to an existing iron rod in the Southwest corner of property conveyed to Universal Builders, LLC of record in Instrument No. 200205150059853 RODC;

Thence with said Southerly line of Universal Builders, LLC South 77 degrees 24 minutes 01 seconds East, 142.04 feet to an existing iron rod in the Northwest corner of property conveyed to Universal Builders, LLC of record in Instrument No. 200406300077759, RODC;

Thence, with said Westerly line of Universal Builders, LLC South 12 degrees 30 minutes 00 seconds West, 372.78 feet to an iron rod;

Thence continuing with said Westerly line South 15 degrees 04 minutes 12 seconds West, 10.38 feet to a point in the Northerly right-of-way of Margaret Robertson Drive;

Thence continuing with said right-of-way the following calls:

With a curve concave to the South 30.39 feet, said curve having a central angle of 43 degrees 31 minutes 34 seconds a radius of 40.00 feet, a tangent of 15.97 feet and a chord of North 40 degrees 39 minutes 26 seconds West 29.66 feet,

With a curve concave to the South 78.71 feet, said curve having a central angle of 112 degrees 44 minutes 50 seconds, a radius of 40.00 feet, a tangent of 60.14 feet and a chord of South 61 degrees 12 minutes 55 seconds West, 66.61 feet.

With a curve concave to the West 19.85 feet, said curve having a central angle of 22 degrees 44 minutes 30 seconds, a radius of 50.00 feet, a tangent of 10.06 feet and a chord of South 16 degrees 12 minutes 45 seconds West, 19.72 feet, South 27 degrees 35 minutes 00 seconds West, 167.20 feet to a point, with a curve concave to the East 157.91 feet, said curve having a central angle of 44 degrees 24 minutes 00 seconds, a radius of 203.78 feet, a tangent of 83.16 feet and a chord of South 05 degrees 23 minutes 00 seconds West,

153.99 feet, South 16 degrees 49 minutes 00 seconds East, 383.50 feet to a point, with a curve concave to the East 196.09 feet, said curve having a central angle of 29 degrees 38 minutes 00 seconds, a radius of 379.14 feet. a tangent of 100.29 feet and a chord of South 31 degrees 38 minutes 00 seconds East, 193.91 feet, South 46 degrees 27 minutes 00 seconds East, 51.50 feet to a point, with a curve to the Northeast 103.48 feet, said curve having a central angle of 10 degrees 51 minutes 00 seconds a radius of 546.44 feet, a tangent of 51.89 feet and a chord of South 51 degrees 52 minutes 30 seconds East, 103.32 feet, South 57 degrees 16 minutes 01 seconds East, 55.01 feet to a point in the Westerly return of Rockwood Place; Thence, with the westerly right of way of Rockwood Place the following calls: With a curve concave to the Southwest 39.27 feet, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet, a tangent of 25.00 feet and a chord of South 12 degrees 18 minutes 00 seconds, 35.36 feet, South 32 degrees 42 minutes 00 seconds West, 85.00 feet to a point, With a curve concave to the East 13.78 feet, said curve having a central angle of 08 degrees 42 minutes 42 seconds, a radius of 90.64 feet, a tangent of 6.90 feet and a chord of South 28 degrees 20 minutes 39 seconds West, 13.77 feet, With a curve concave to the West 21.23 feet, said curve having a central angle of 08 degrees 32 minutes 51 seconds, a radius of 142.31 feet, a tangent of 10.63 feet and a chord of South 28 degrees 17 minutes 42 seconds West, 21.21 feet, South 32 degrees 33 minutes 00 seconds West, 60.00 feet to a point, With a curve concave to the North 39.27 feet, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet, a tangent of 25.00 feet and a chord of South 77 degrees 33 minutes 00 seconds West, 35.36 feet to a point in the Northerly right of way of Rockwood Drive;

Thence, with said Northerly right of way North 57 degrees 27 minutes 00 seconds West, 370.00 feet to the point of beginning.

For Information Only: Containing 266,749 square feet of 6.12 acres, more or less.

Tract 2:

Being Lots 31 thru 34, Reserve Parcel North of Lot 31 and Reserve Parcel South of Lot 34, as shown on Margaret Robertson Garden Apartments of record in Plat Book 5200, Page 446 and 447, R.O.D.C. Beginning at a point in the Easterly right-of-way of Margaret Robertson Drive, said point being the Northwest corner of Reserve Parcel No. 58, also being along Westerly boundary of Universal Builders, LLC of record in Instrument No. 200406300077759, R.O.D.C.;

Thence, leaving said Easterly right-of-way with Universal Builders Westerly line the following calls:

South 15 degrees 04 minutes 12 seconds West, 85.24 feet to an existing iron rod, South 00 degrees 17 minutes 01 seconds West, 394.39 feet to a point;
Thence, leaving said Westerly line with the Northerly right-of-way of an unnamed road (unimproved) South 71 degrees 39 minutes 21 seconds West, 18.92 feet to a point;
Thence, continuing with unnamed road and a curve concave to the Northeast 39.27 feet to a point in the Easterly right-of-way of Margaret Robertson Drive, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet, a tangent of 25.00 feet and a chord of North 61 degrees 49 minutes 00 seconds West, 35.36 feet;
Thence, with said Easterly right-of-way the following calls:

North 16 degrees 49 minutes 00 seconds West, 201.71 feet to a point, With a curve concave to the East 126.92 feet, said curve having a central angle of 44 degrees 24 minutes 00 seconds, a radius of 163.78 feet, a tangent of 66.84 feet and a chord North 05 degrees 23 minutes 00 seconds East, 123.77 feet,

North 27 degrees 35 minutes 00 seconds East, 132.72 feet, With a curve concave to the East 33.99 feet to a point having a central angle of 38 degrees 57 minutes 00 seconds, a radius of 50.00 feet, a tangent of 17.68

feet and a chord of North 47 degrees 03 minutes 30 seconds East, 33.34 feet,

With a curve concave to the North 36.64 feet to the point of beginning, said curve having a central angle of 52 degrees 28 minutes 45 seconds, radius of 40.00 feet, a tangent of 19.72 feet and a chord of North 74 degrees 45 minutes 18 seconds East, 35.37 feet;

For Information Only: Containing 38,868 square feet or 0.89 acres, more or less.

Tract 3

Being Lots 1 thru 8 and Reserve parcel North of Lot 1, as shown on Margaret Robertson Garden Apartments of record in Plat Book 5200, Page 446, R.O.D.C.

Beginning at a point in the Northerly right-of-way of Margaret Robertson Drive, said point also being in the Westerly boundary of Ellen Robinson of record in Deed Book 340, Page 411, R.O.D.C.;

Thence, with the Northerly right-of-way of Margaret Robertson the following calls:

North 57 degrees 18 minutes 00 seconds West, 266.50 feet to a point,
With a curve concave to the Northeast 95.90 feet to a point, said curve having a central angle of 10 degrees 51 minutes 00 seconds, a radius of 506.44 feet, a tangent of 48.10 feet and a chord of North 51 degrees 52 minutes 30 seconds West, 95.76 feet,
North 46 degrees 27 minutes 00 seconds West, 51.50 feet to a point,
With a curve concave to the Northeast 175.40 feet to a point, said curve having a central angle of 29 degrees 38 minutes 00 seconds, a radius of 339.14 feet, a tangent of 89.71 feet and a chord of North 31 degrees 38 minutes 00 seconds West, 173.45 feet,
North 16 degrees 49 minutes 00 seconds West, 92.20 feet to a point,
Thence, leaving said Northerly right-of-way with a curve concave to the East 39.27 feet to a point in the Southerly right-of-way of an unnamed road, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet, tangent of 25.00 feet and a curve of North 28 degrees 11 minutes 00 seconds East, 35.36 feet;
Thence, continuing with said Southerly right-of-way, North 72 degrees 21 minutes 49 seconds East, 6.61 feet to a point in the Southerly boundary of Universal Builders, LLC of record in Instrument No. 200406300077759, R.O.D.C.;
Thence, with said Southerly boundary the following calls:
South 00 degrees 17 minutes 01 seconds West, 23.96 feet to an existing iron rod,
South 56 degrees 37 minutes 29 seconds East, 155.08 feet to an existing iron rod,
South 48 degrees 29 minutes 12 seconds East, 177.10 feet to an existing iron rod,
South 39 degrees 41 minutes 06 seconds East, 130.11 feet to an existing iron rod,
South 42 degrees 38 minutes 57 seconds East, 112.70 feet to a point,
South 62 degrees 47 minutes 30 seconds East, 38.91 feet to a point in the Westerly line of Ellen Robinson of record in Book 340, Page 411, R.O.D.C.;
Thence, with said Westerly line, South 16 degrees 58 minutes 00 seconds West 83.87 feet to the point of beginning;

For Information Only: Containing 69,700 square feet or 1.60 acres, more or less.

Tract 4

Being Lots 9 and 10 as shown on Margaret Roberson Garden Apartments of record in Plat Book 5200, Page

446, R.O.D.C. AND Lots 109, 110 and 111 as shown on Hermitage Woods, Section 3A of record in Plat Book 5200, Page 162, R.O.D.C.;

Beginning at a point in the Southwest corner of property conveyed to Ellen Robinson of record in Deed Book 340, Page 411, R.O.D.C.;
Thence, leaving said Southwest corner with said Southerly line, South 61 degrees 42 minutes 35 seconds East, 114.36 feet to a point in the Northeast corner of an unnamed road;
Thence, with the Northerly margin of unnamed road, South 20 degrees 41 minutes 45 seconds West, 51.56 feet to a point;
Thence, with a curve concave to the North 30.35 feet to a point in the Northeast margin of Rockwood Place, said curve having a central angle of 86 degrees 56 minutes 23 seconds, a radius of 20.00 feet, a tangent of 18.96 feet and a chord of South 64 degrees 09 minutes 57 seconds West, 27.52 feet;
Thence, continuing with said Northeast margin of Rockwood Place the following calls:
With a curve concave to the South 72.91 feet to a point, said curve having a central angle of 05 degrees 43 minutes 59 seconds, a radius of 728.62 feet, a tangent of 36.48 feet and a chord of North 75 degrees 14 minutes 18 seconds West, 72.88 feet;
With a curve concave to the north 193.35 feet, said curve having a central angle of 19 degrees 40 minutes 52 seconds, a radius of 562.88 feet, a tangent of 97.64 feet and a chord of North 68 degrees 16 minutes 58 seconds West , 192.40 feet;
Thence, leaving said Northeasterly margin of Rockwood Drive with a curve concave to the East 31.42 feet to a point in the Easterly right-of-way of Rockwood Place, said curve having a central angle of 67 degrees 38 minutes 53 seconds, a radius of 26.61 feet, a tangent of 17.83 feet and a chord of North 00 degrees 06 minutes 36 seconds East, 29.62 feet;
Thence, with said Easterly right-of-way the following calls:
North 32 degrees 33 minutes 00 seconds East, 59.92 feet to an existing iron rod,
With a curve concave to the West 24.84 feet, said curve having a central angle of 07 degrees 24 minutes 01 seconds, a radius of 192.31 feet, a tangent of 12.44 feet and a chord of North 28 degrees 50 minutes 59 seconds East, 24.82 feet,
With a curve concave to the East 10.14 feet to a point, said curve having a central angle of 14 degrees 17 minutes 28 seconds, a radius of 40.64 feet, a tangent of 5.09 feet and a chord of North 26 degrees 58 minutes 38 seconds East, 10.11 feet,
North 32 degrees 42 minutes 00 seconds East, 85.00 feet to a point,
With a curve concave to the South 39.27 feet to a point in the Southerly right-of-way of Margaret Robertson Drive, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet, a tangent of 25.00 feet and a chord of North 77 degrees 42 minutes 00 seconds East, 35.36 feet;
Thence, with said Southerly right-of-way, South 57 degrees 18 minutes 00 seconds East, 122.77 feet to a point in the Westerly line of Ellen Robinson of record in Book 340, Page 411 R.O.D.C.;
Thence, with said Westerly line, South 16 degrees 58 minutes 00 seconds West, 46.23 feet to a concrete monument;
Thence, continuing with said Westerly line, South 18 degrees 07 minutes 56 seconds West, 63.02 feet to the point of beginning;

For Information Only: Containing 47,602 square feet or 1.09 acres, more or less.

Tract 5

Being Lots 112 and 113 as shown on Hermitage Woods, Section 3A of record in Plat Book 5200, Pages 161 and 162, R.O.D.C.;

Beginning at a point in the Westerly right-of-way of Saddlestone Drive, said point also being the Southeast corner of Lot 1, Rockwood Estates of record in Instrument No. 200010130102078, R.O.D.C.;

Thence with said Westerly right-of-way of Saddlestone Drive, the following calls:
South 29 degrees 12 minutes 30 seconds West, 42.93 feet to a point,
With a curve concave to the North 31.42 feet to a point in the Northerly right-of-way of Rockwood Place, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 20.00 feet, a tangent of 20.00 feet and a chord of South 74 degrees 12 minutes 30 seconds west, 28.28 feet;
Thence, with the Northerly right-of-way of Rockwood Place the following calls:
North 60 degrees 47 minutes 30 seconds West, 152.25 feet,
With a curve concave to the South 69.33 feet, said curve having a central angle of 05 degrees 27 minutes 07 seconds, a radius of 728.61 feet, a tangent of 34.69 feet and a chord of North 63 degrees 30 minutes 45 seconds West, 69.31 feet,
With a curve concave to the East 30.35 feet to a point in the easterly right-of-way of an unnamed road, said curve having a central angle of 86 degrees 56 minutes 14 seconds, a radius of 20.00 feet, a tangent of 18.96 feet and a chord of North 22 degrees 46 minutes 08 seconds West, 27.52 feet;
Thence, with said Easterly right-of-way of an unnamed road, North 20 degrees 41 minutes 45 seconds West, 46.23 feet to a point in the Southerly boundary of Ellen Robinson of record in Book 340, Page 411, R.O.D.C. and Lot No. 1 of Rockwood Estates;
Thence with said Southerly boundary, South 61 degrees 32 minutes 39 seconds East, 270.02 feet to the point of beginning.

For Information Only: Containing 16,243 square feet or 0.37 acres, more or less.

Tract 6

Being Lots 114 and 115 as shown on Hermitage Woods, Section 3A of record in Plat Book 5200, Page 161, R.O.D.C.;
Beginning at a point in the Easterly right-of-way of Saddlestone Drive at the Southwest corner of Lot 26 Rockwood Estates of record in Instrument No. 200010130102078, R.O.D.C.;
Thence, leaving said Easterly right-of-way with the Southerly line of Lot 26, 22 and a portion of 21 of Rockwood Estates South 60 degrees 48 minutes 00 seconds East, 260.00 feet to a point in the Westerly right-of-way of an unnamed road;
Thence, with the Westerly right-of-way, South 29 degrees 12 minutes 30 seconds West, 43.28 feet to a point;
Thence, with a curve concave to the North 31.42 feet to the Northerly right-of-way of Rockwood Place, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 20.00 feet, a tangent of 20.00 feet and a chord of South 74 degrees 12 minutes 30 seconds West, 28.28 feet;
Thence, with the Northerly right-of-way of Rockwood Place, North 60 degrees 47 minutes 30 seconds West, 220.00 feet to a point;
Thence, with a curve concave to the East 31.42 feet to a point in the Easterly right-of-way of Saddlestone Drive, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 20.00 feet, a tangent of 20.00 feet and a chord of North 15 degrees 47 minutes 30 seconds West, 28.28 feet;
Thence, with said Easterly right-of-way North 29 degrees 12 minutes 30 seconds East, 43.24 feet to the point of beginning.

For Information Only: Containing 16,277 square feet or 0.37 acres more or less.

Tract 7

Being Lots 116 thru 122 as shown on Hermitage Woods, Section 3A of record in Plat Book 5200, Page 161, R.O.D.C. and Lots 123 and 124 as shown on Revision of Reserve parcels 31 and 32 of Hermitage Woods, Section 3A of record in Plat Book 5190, Page 651, R.O.D.C.;
Beginning at point in the Westerly right-of-way of Tulip Grove Road, said point also being the Southeast corner of Lot 33 of Hermitage Woods Section 3 of record in Plat Book 6890, Page 64, R.O.D.C.;

Thence with the Westerly right-of-way of Tulip Grove Road the following calls:
With a curve concave to the West 104.00 feet to a point, said curve having a central angle of 06 degrees 18 minutes 19 seconds, a radius of 945.00 feet, a tangent of 52.05 feet and a chord of South 01 degrees 50 minutes 31 seconds West, 103.94 feet,
South 05 degrees 00 minutes 00 seconds West, 125.00 feet to a point,
With a curve concave to the Northwest 39.27 feet to a point in the Northerly right-of-way of Rockwood Place, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet, a tangent of 25.00 feet, and a chord of South 50 degrees 00 minutes 00 seconds West, 35.36 feet;
Thence with said Northerly right-of-way of Rockwood Place the following calls:
With a curve concave to the North 179.31 feet to a point, said curve having a central angle of 24 degrees 12 minutes 21 seconds, a radius of 424.43 feet, a tangent of 91.01 feet and a chord of North 72 degrees 53 minutes 45 seconds West, 177.98 feet,
North 60 degrees 47 minutes 30 seconds West, 364.84 feet to a point,
With a curve concave to the east 31.42 feet to a point in the Easterly right-of-way of an unnamed road, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 20.00 feet, a tangent of 20.00 feet and a chord of North 15 degrees 47 minutes 30 seconds West, 28.28 feet;
Thence with said Easterly right-of-way North 29 degrees 12 minutes 30 seconds East, 42.55 feet to a point in the Southerly line of Lot No. 21 of Rockwood Estates of record in Instrument No. 200010130102078, R.O.D.C.;
Thence with said Southerly line of Lot No. 21 and continuing along the Southerly line of Lot No. 20, South 59 degrees 44 minutes 39 seconds East, 119.03 feet to an existing iron rod in the Southeast corner of Lot No. 20 Rockwood Estates;
Thence with the Easterly line of Lot No. 20 the following calls:
North 14 degrees 10 minutes 35 seconds East, 41.03 feet to a point,
North 05 degrees 29 minutes 41 seconds East, 27.31 feet to an existing iron rod in the Southwest corner of property conveyed to Wang-Fu Qin of record in Book 10321, Page 870, R.O.D.C.;
Thence with Wang-Fu Qin' s Southerly line South 60 degrees 47 minutes 30 seconds East, 305.11 feet to a point in the Southeast corner of Wang-Fu Qin Property;
Thence with Wang-Fu Qin' s Easterly line N 01 degrees 21 minutes 57 seconds West, 95.22 feet to a point in the Southwest corner of Lot No. 33, Hermitage Wood Section 3;
Thence, with said Southerly line of Lot No. 33, North 88 degrees 42 minutes 10 seconds East, 137.32 feet to the point of beginning.

For Information Only:
Containing 78,873 square feet of 1.81 acres, more or less.

Above described tracts total 534,312 square feet or 12.26 acres, more or less.

Being the same property conveyed to Margaret Robertson Apartments II, LP, a Tennessee limited partnership by Special Warranty deed from Margaret Robertson Apartments, LTD, a Tennessee limited partnership of record in Instrument No. 20070525-0062660 Register's Office for Davidson County, Tennessee, dated 05/25/2007 and recorded on 05/25/2007. Being also known as 571 Margaret Robertson Drive, Hermitage, Tennessee.

Premises is also known as 71 Margaret Robertson Drive, Davidson County, TN and as Parcel Nos.:

086-12-0-044.00, 086-12-0-038.00, 086-12-0-039.00, 086-12-0-040.00, 086-12-0-041.00, 086-12-0-042.00, 086-12-0-043.00, 086-12-0-045.00, 086-12-0-046.00, 086-12-0-047.00, 086-12-0-048.00, 086-12-0-049.00, 086-12-0-050.00, 086-12-0-051.00, 086-12-0-052.00, 086-12-0-053.00, 086-12-0-054.00, 086-12-0-055.00, 086-12-0-056.00, 086-16-0-014.00, 086-16-0-015.00, 086-16-0-016.00, 086-16-0-017.00, 086-08-0-001.00, 086-12-0-019.00, 086-12-0-020.00, 086-12-0-021.00, 086-12-0-022.00, 086-12-0-023.00, 086-12-0-024.00, 086-12-0-025.00, 086-12-0-026.00, 086-12-0-027.00, 086-12-0-028.00, 086-12-0-029.00, 086-11-0-009.00, 086-11-0-010.00, 086-11-0-011.00, 086-11-0-012.00, 086-11-0-013.00, 086-11-0-014.00, 086-11-0-015.00, 086-11-0-016.00, 086-11-0-017.00, 086-11-0-018.00, 086-11-0-019.00, 086-11-0-020.00, 086-11-0-021.00, 086-11-0-022.00, 086-11-0-023.00, 086-11-0-024.00, 086-11-0-025.00, 086-11-0-026.00, 086-11-0-027.00, 086-11-0-028.00, 086-11-0-029.00, 086-12-0-030.00, 086-12-0-031.00, 086-12-0-032.00, 086-12-0-058.00

EXHIBIT B

Permitted Exceptions

(i) General real estate taxes and special assessments related to the period after March 3, 2022, which are a lien but are not yet due and payable as of March 3, 2022;

(ii) rights of tenants under leases (as tenants only), subject to renewals, extensions and changes incurred in the ordinary course of Grantor's business, but without options or rights to purchase any Property, which leases shall be assigned to Grantee effective as of March 3, 2022;

(iii) the standard printed exceptions and exclusions from coverage contained in an ALTA form of owners title policy currently used in Tennessee;

(iv) any and all present and future laws, ordinances, resolutions, restrictions, regulations, requirements and orders of the United States of America, the State of Tennessee, the City of Hermitage, and County of Davidson, and of all boards, bureaus, commissions, departments and bodies of any municipal, county, state or federal sovereign or other governmental authority now or hereafter having or acquiring jurisdiction of the Property or the use and improvement thereof (including without limitation, any and all of the foregoing related to environmental matters, hazardous materials, zoning, building and fire safety codes or real property taxes), but excluding any of the foregoing constituting liens or encumbrances;

(v) any violations of law, but for the avoidance of doubt, not any penalties, fines, interest or other monetary sums due and payable as of March 3, 2022, which shall be paid and discharged in full by Grantor as of March 3, 2022 subject to a $100,000.00 cap;

(vi) real estate taxes, assessments, water charges, sewer rents and other similar charges or impositions not yet due and payable;

(vii) any easement or right of use of record as of March 3, 2022 created in favor of any public utility company for electric, steam, gas, telephone, water, TV cable or other service and the right to install, use, maintain, repair and replace wiring, cables, terminal boxes, lines, service connections, poles, mains, facilities and the like upon, under and across the Property, including without limitation, any telecommunications or cable television agreement affecting the Property, and any party wall agreements, if any, provided that same do not materially and adversely affect the current use of the improvements located on the Property;

(viii) Minor variations between the record lot line of the Property and those shown on the tax map, provided that same do not materially and adversely affect the current use of the improvements located on the Property;

(ix) encroachments of fences, stoops, areas, trim, cornices and similar items upon other properties or upon any street or highway, and encroachments of the Property upon any other properties or upon any street or highway, provided that same do not adversely affect the current use of the improvements located on the Property;

(x) any mechanic's lien or other lien which is the obligation of a tenant under any lease to bond or remove of record;

(xi) security agreements and financing statements, if any, filed against or with respect to any personalty or fixtures which can be removed without material damage and which are owned or installed in the improvements located on the Property by or for any tenant;

(xii) any recorded regulatory agreements, recorded land use restriction agreements, and other recorded restrictive covenants encumbering the Property as of November 8, 2021 in connection with tax credits previously issued to Grantor or tax-exempt bonds previously issued to Grantor; any Housing Assistance Payment Contracts affecting or applicable to the Property as of November 8, 2021; and any use agreement or regulatory agreement encumbering the Property as of November 8, 2021;

(xiii) any matters that would be disclosed by a current ALTA survey, to the extent it does not materially affect the current use and operation of the Property; and

(xiv) all service contracts, equipment leases, leases or other agreements relating to the operation and maintenance of the Property; and

(xv) the specific exceptions in the title commitment approved by Grantee.

Exhibit B

50278020 1

Certificate of Authenticity

I, Nancy Georgiou, on March 3, 2022, 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 of the Deed of Trust for Parcel No. See below is a true and exact copy of the original document executed and authenticated according to law on July 1, 2021.

Nancy Georgiou

Name: Nancy Georgiou

Title: Closing Coordinator

STATE OF New York

COUNTY OF New York

Sworn to and subscribed before me on March 3rd, 2022

Nancy P. Quinn

Notary Public: Nancy P. Quinn

My Commission Expires:

Nancy P. Quinn
Notary Public, State of New York
NO. 31-4802080
Qualified in New York County
Commission Expires

10-5-2022

Premises is also known as 71 Margaret Robertson Drive, Davidson County, TN and as Parcel Nos.: 086.12.0.044.00, 086.12.0.038.00, 086.12.0.039.00, 086.12.0.040.00, 086.12.0.041.00, 086.12.0.042.00, 0 86.12.0.04 3 . 00, 0 86.12.0.04 5. 00, 0 86.12.0.046. 00, 08 6.12.0.04 7. 00, 0 86.12.0.04 8. 00, 086.12.0.04 9. 00, 086.12.0.050.00, 086.12.0.051.00, 086.12.0.052.00, 086.12.0.053 .00, 086.12.0.054.00, 086.12.0.055.00, 086.12.0.056.00, 086.16.0.014.00, 086.16.0.015.00, 086.16.0.016.00, 086.16.0.017.00, 086.08.0.001.00, 086.12.0.019 .00, 086.12.0.020.00, 086.12.0.021.00, 086.12.0.022.00, 086.12.0.023 .00, 086.12.0.024.00, 086.12.0.025 .00, 086.12.0.026.00, 086.12.0.027 .00, 086.12.0.028.00, 086.12.0.029 .00, 086.11.0.009 .00, 086.11.0.010.00, 086.11.0.011.00, 086.11.0.012.00, 086.11.0.013.00, 086.11.0.014.00, 086.11.0.015.00, 086.11.0.016.00, 086.11.0.017.00, 086.11.0.018.00, 086.11.0.019.00, 086.11.0.020.00, 086.11.0.021.00, 086.11.0.022.00, 086.11.0.023.00, 086.11.0.024.00, 086.11.0.025.00, 086.11.0.026.00, 086.11.0.027.00, 086.11.0.028.00, 086.11.0.029.00, 086.12.0.030.00, 086.12.0.031.00, 086.12.0.032.00, 086.12.0.058.00