FROM: NASHVILLE METROPOLITAN, LLC, a Florida limited liability company
TO: BRIXWORTH PARTNERS, LLC, a Delaware limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Brixworth Partners, LLC P.O. Box 59109 Nashville, Tennessee 37205-9109	(same)	103-16-0-019.00

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Nashville City Center, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-8966

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $12,200,000.00.

Affiant

Subscribed and sworn to before me, this the 31 day of March, 2022.

Notary Public

LISA FARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024

My Comm. Expires: 08-24-2024

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged Nashville Metropolitan, LLC, a Florida limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Brixworth Partners, LLC, a Delaware limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

BEING A PARCEL OF LAND IN NASHVILLE, FIRST CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE, LOCATED IN THE SOUTHWESTERLY QUADRANT OF THE INTERSECTION OF VINE COURT AND HARDING ROAD, BEING LOT NO. 1 AS SHOWN ON THE PLAN OF BRIXWORTH APARTMENTS OF RECORD IN BOOK 5800, PAGE 202, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND A PORTION OF ENSWORTH AVENUE CLOSED BY METROPOLITAN COUNCIL BILL NO. 083-1344, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Karen Johnson Davidson County
Batch# 832885 DEEDWARRSP
03/31/2022 03:11:47 PM 4 pgs
Fees: $23.00 Taxes: $193,140.00

20220331-0037690

4895-6372-1748.2

BEGINNING AT A POINT IN THE WESTERLY RIGHT-OF-WAY OF VINE COURT, SAID POINT BEING THE SOUTHERLY TERMINUS OF A CURVE RETURN TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HARDING ROAD;

THENCE, WITH SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 01 DEG. 20 MIN. 00 SEC. WEST 231.68 FEET TO AN IRON PIN;

THENCE, WITH THE SOUTHERLY TERMINUS OF VINE COURT, SOUTH 88 DEG. 40 MIN. 00 SEC. EAST 25.00 FEET TO AN IRON PIN IN THE CENTERLINE OF ENSWORTH AVENUE CLOSED BY METROPOLITAN COUNCIL BILL NO. 083-1344; THENCE, WITH SAID CENTERLINE, SOUTH 01 DEG. 20 MIN. 00 SEC. WEST, 189.00 FEET TO AN IRON PIN IN THE NORTHERLY TERMINUS OF ENSWORTH AVENUE;

THENCE, WITH SAID TERMINUS, NORTH 88 DEG. 40 MIN. 00 SEC. WEST, 25.00 FEET TO AN IRON PIN;

THENCE, WITH SAID WESTERLY RIGHT-OF-WAY OF ENSWORTH AVENUE, SOUTH 01 DEG. 20 MIN. 00 SEC. WEST 521.89 FEET TO A CONCRETE MONUMENT;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE WITH THE NORTHERLY LINE OF PROPERTY CONVEYED TO RICHARD TREADWAY, ET UX, BY DEED OF RECORD IN BOOK 4993, PAGE 500, R.O.D.C., NORTH 86 DEG. 36 MIN. 02 SEC. WEST, 349.02 FEET TO A CONCRETE MONUMENT;

THENCE, LEAVING SAID LINE WITH THE EASTERLY LINE OF WINDSOR TOWER CONDOMINIUM APARTMENTS OF RECORD IN BOOK 5200, PAGE 71, R.O.D.C., THE FOLLOWING CALLS: NORTH 01 DEG. 40 MIN. 18 SEC. EAST 175.23 FEET TO AN IRON PIN; NORTH 35 DEG. 19 MIN. 40 SEC. EAST 285.86 FEET TO AN IRON PIN; NORTH 21 DEG. 06 MIN. 46 SEC. WEST 376.34 FEET TO AN IRON PIN IN THE SOUTHERLY RIGHT-OF-WAY LINE OF HARDING ROAD;

THENCE, WITH SAID RIGHT-OF-WAY LINE WITH A CURVE TO THE RIGHT, 351.46 FEET TO AN IRON PIN, SAID CURVE HAVING A CENTRAL ANGLE OF 07 DEG. 08 MIN. 22 SEC., A RADIUS OF 2,820.50 FEET, A TANGENT OF 175.96 FEET, AND A CHORD OF NORTH 58 DEG. 15 MIN. 25 SEC. EAST 351.23 FEET;

THENCE, CONTINUING WITH SAID RIGHT-OF-WAY LINE WITH A CURVE TO THE RIGHT, 52.14 FEET TO THE POINT OF BEGINNING, SAID CURVE HAVING A CENTRAL ANGLE OF 119 DEG. 29 MIN. 31 SEC., A RADIUS OF 25.00 FEET, A TANGENT OF 42.86 FEET, AND A CHORD OF SOUTH 58 DEG. 25 MIN. 11 SEC. EAST, 43.19 FEET, CONTAINING 258,400 SQUARE FEET OR **5.93 ACRES**, MORE OR LESS.

Being the same property conveyed to NASHVILLE METROPOLITAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, by deed from METROPOLITAN NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, dated November 20, 2017, of record in Instrument No. 20171121-0119715, Davidson County Register of Deeds.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

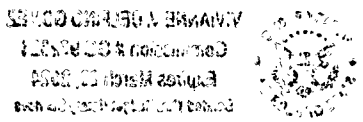
1. Taxes for the year 2022, and subsequent years, a lien not yet due and payable.

2. Matters shown on the Plan of record in Book 5800, Page 202, Register's Office for Davidson County, Tennessee.

3. Street closing and any easement(s) retained in Ordinance No. 083-1344, filed with the Metropolitan County Clerk's Office for Davison County, Tennessee.

This is improved property commonly known as 101 Brixworth Lane, Nashville, Davidson County, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the easements, appurtenances, hereditaments, estate, title and interest thereto belonging or anywise appertaining to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.



IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 30 day of March, 2022.

GRANTOR:

Nashville Metropolitan, LLC, a Florida Limited Liability Company;

By: Pinebrook South, Ltd., a Florida Limited Partnership, its Sole Member;

By: F&R Pinebrook Corp., a Florida Corporation, its General Partner;

x _____

By: **Frank Jay Hessel**, its Vice President, Director, Shareholder, and Authorized Signatory

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Frank Jay Hessel**, 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 Vice President, Director, Shareholder, and Authorized Signatory of F&R Pinebrook Group, a Florida Corporation, which is the General Partner of Pinebrook South, Ltd., a Florida Limited Partnership, which is the Sole Member of **Nashville Metropolitan, LLC**, the within named bargainor, a Florida limited liability company, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the foregoing entity.

Witness my hand and seal, this the 30th day of MARCH, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 03/2024

VIVIANNE V. DELFINO GOMEZ
Commission # GG 972324
Expires March 23, 2024
Bonded Thru Budget Notary Services

4895-6372-1748.2