FROM: **TriBridge Co-Invest 47, LLC**, a Georgia limited liability company
TG Twelve South TIC, LLC, a Delaware limited liability company
TO: **TREA 12 South Apartments LLC,** a Delaware limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
TREA 12 South Apartments LLC c/o TIAA-CREF Global Separate Real Estate Company LLC 333 W. Wacker Drive, 28th Floor Chicago, IL 60606	(same)	Map 105-13 Parcel 210

THIS INSTRUMENT PREPARED BY: Nelson Mullins Riley & Scarborough LLP, Michael Scariano, Esq., 201 17th Street NW, Atlanta, GA 30363

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Forty-Three Million Six Hundred Thousand and No/100 Dollars ($43,600,000.00.)

Affiant

Subscribed and sworn to before me, this 12th day of April, 2022.

Notary Public

My Comm. Expires: 10/22/25

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires
Oct. 22, 2025

Karen Johnson Davidson County
Batch# 838730 DEEDWARRSP
04/12/2022 03:23:02 PM 5 pgs
Fees: $28.00 Taxes: $161,320.00
20220412-0042435

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 **TRIBRIDGE CO-INVEST 47, LLC ("Co-Invest")**, a Georgia limited liability company, as to an undivided 28.50% interest, and **TG TWELVE SOUTH TIC, LLC**, a Delaware limited liability company, as to an undivided 71.50% interest ("**TG Twelve**"; TG Twelve and Co-Invest, collectively, "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **TREA 12 SOUTH APARTMENTS LLC**, a Delaware limited liability company ("**Grantee**"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit (the "**Property**"):

> Land in Davidson County, Tennessee, being Lot(s) l, as shown on the map entitled Consolidated Plat filed for Metro Map 105-13, Parcels 206, 207 and 210, Twelfth Avenue South, of record in Instrument No. 20121005-0091275, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to TriBridge Co-Invest 47, LLC, a Georgia limited liability company and TG Twelve South TIC, LLC, a Delaware limited liability company, as tenants in common, by deed of record as Instrument No. 20181121-0114801 said Registers Office.

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in Exhibit A hereto and incorporated herein by this reference, to the extent the same are validly existing and applicable to the Property (hereinafter referred to collectively as the "**Permitted Exceptions**"), without reimposing the same.

This is improved property known as 12 South Apartments, 2310 12th Avenue South, Nashville, Davidson County, Tennessee 37204.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor but not otherwise, subject to the Permitted Exceptions.

[SIGNATURES ON FOLLOWING PAGES]

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

EXECUTED as of April 12, 2022.

GRANTOR:

TRIBRIDGE CO-INVEST 47, LLC,
a Georgia limited liability company

By: TriBridge Investments II, LLC,
a Georgia limited liability company,
its Manager

By: _____
Name: Robert H. West
Title: Manager

THE STATE OF Georgia §
§
COUNTY OF Fulton §

This instrument was acknowledged before me on April 7th, 2022, by Robert H. West, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Manager of TriBridge Investments II, LLC, a Georgia limited liability company, the Manager of TriBridge Co-Invest 47, LLC, a Georgia limited liability company, executed the foregoing instrument for the purpose therein contained, by personally signing on behalf of the foregoing.

_____
Notary Public, State of Georgia

SHEILA VANENBURG
NOTARY PUBLIC
CLAYTON COUNTY, GEORGIA
MY COMMISSION EXPIRES NOVEMBER 14, 2024

[SIGNATURES CONTINUE ON NEXT PAGE]

EXECUTED as of April 12, 2022.

TG TWELVE SOUTH TIC, LLC,
a Delaware limited liability company

By: TriBridge Investments II, LLC,
a Georgia limited liability company,
its Manager

By: _____
Name: Robert H. West
Title: Manager

THE STATE OF Georgia §
§
COUNTY OF Fulton §

This instrument was acknowledged before me on April 7th, 2022, by Robert H. West, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Manager of TriBridge Investments II, LLC, a Georgia limited liability company, the Manager of TG Twelve South TIC, LLC, a Delaware limited liability company, executed the foregoing instrument for the purpose therein contained, by personally signing on behalf of the foregoing.

_____
Notary Public, State of Georgia

SHEILA VANMALENBURG
NOTARY PUBLIC
CLAYTON COUNTY, GEORGIA
MY COMMISSION EXPIRES NOVEMBER 14, 2024

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

EXHIBIT A

1. Rights of tenants in possession as tenants only, under prior written unrecorded leases, without option to purchase or rights of first refusal.

2. General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 105-13-0-210.00, which are not yet due and payable.

3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20120423-0034155, said Register's Office.

4. Matters shown on the Plan of record in Instrument No. 20121005-0091275, said Register's Office.

5. All matters shown on the plat of survey by Michael H. Charette, Tenn. RLS No. 2048, with Cherry Land Surveying, Inc., dated March 8, 2022, last revised March 31, 2022, and designated as Job No. 22033: None.