Karen Johnson Davidson County
Batch# 868433 DEEDWARRSP
06/07/2022 12:37:30 PM 5 pgs
Fees: $28.00 Taxes: $12,927.86
20220607-0065182

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

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOS.
SFR XII NASHVILLE OWNER 1, L.P. 4645 Hawthorne Lane NW Washington, DC 20016	SFR XII NASHVILLE OWNER 1, L.P. 4645 Hawthorne Lane NW Washington, DC 20016	091072A05600CO— 091072A06100CO

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, **ECG 49TN, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **SFR XII NASHVILLE OWNER 1, L.P.**, a Delaware limited partnership ("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: 1218 49th Avenue and 243, 245, 247, 249 and 251 Founders Lane, 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~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is $3,494,015.00.

Teresa A Beardsley
Affiant

Subscribed and sworn to me this 27 day of May, 2022.

Brandy Gomaz
NOTARY PUBLIC
My Commission Expires: 5-5-25

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 23rd day of May, 2022.

GRANTOR:

ECG 49TN, LLC,
a Tennessee limited liability company

By: ECG 49TN Holding, LLC
Its: Sole Member

By: ECG 49TN Manager, LLC
Its: Manager

By: _____
Michael Lamping, its Authorized Signatory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named Michael Lamping, 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 Authorized Signatory of ECG 49TN Manager, LLC, the within named bargainor ("Manager"), which is the manager of ECG 49TN Holding, LLC ("Sole Member") which is the sole member of ECG 49TN, LLC, a Tennessee limited liability company ("Grantor"), and that he as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Manager by himself the Authorized Signatory of Manager, the Manager being authorized to act on behalf of the Sole Member, the Sole Member being authorized to act on behalf of the Grantor.

Witness my hand and seal, at office this 23rd day of May, 2022.

_____
NOTARY PUBLIC

KELLY LOUIS WORMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

EXHIBIT A

Property Description

Located in Davidson County, Tennessee, being Unit Nos. 56-61 of the 49 Tennessee Townhouses, a horizontal property regime established by the Declaration of Covenants, Conditions and Restrictions for 49 Tennessee Townhouses, a Townhouse Planned Unit Development, of record in Instrument Number 20191001-0099627, in the Register's Office for Davidson County, Tennessee, as amended by the First Amendment to Declaration of Covenants, Conditions and Restrictions for 49 Tennessee Townhomes of record in Instrument Number 20191014-0104987 and the Second Amendment to Declaration of Covenants, Conditions and Restrictions for 49 Tennessee Townhomes of record in Instrument Number 20210211-0019677, in said Register's Office, said Units being depicted on the site plan attached as Exhibit "B" to the aforementioned Second Amendment to Declaration and being located upon the land identified on Exhibit "A-1" to the aforementioned Second Amendment to Declaration.

Being a portion of the same property conveyed to ECG 49TN, LLC, a Tennessee limited liability company, by the Special Warranty Deed of record in Instrument Number 20190401-0029396, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Property that would be disclosed by an accurate and complete land survey of the Property.

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

3. All matters shown on the Plan of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee.

4. Declaration of Street Closing of record in Book 1915, Page 481, in the Register's Office for Davidson County, Tennessee.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20190521-0048127, in the Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20190604-0053348, in the Register's Office for Davidson County, Tennessee.

7. Agreement for Dedication for Public Right-of-Way of record in Instrument Number 20190826-0085720, in the Register's Office for Davidson County, Tennessee.

8. Declaration of Covenants, Conditions and Restrictions for 49 Tennessee Townhomes, a Townhouse Planned Unit Development, of record in Instrument Number 20191001-0099627, in the Register's Office for Davidson County, Tennessee, as amended by the First Amendment to Declaration of Covenants, Conditions and Restrictions for 49 Tennessee Townhomes of record in Instrument Number 20191014-0104987 and the Second Amendment to Declaration of Covenants, Conditions and Restrictions for 49 Tennessee Townhomes of record in Instrument Number 20210211-0019677, in said Register's Office.

9. Grant of Easement of record in Instrument Number 20201228-0153309, in the Register's Office for Davidson County, Tennessee.

10. Subject to rights of others in and to the common areas and/or elements.

Tennessee Certification of Electronic Document

I, Teresa A Beardsley, 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 is a true and exact copy of the original document executed and authenticated according to law on 6/01/2022 (date of document).

Teresa A Beardsley
Affiant Signature

6/01/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of June, 2022.

Brina Mathis
Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

