Karen Johnson Davidson County
Batch# 868556 DEEDWARRSP
06/08/2022 08:39:30 AM 8 pgs
Fees: $43.00 Taxes: $599,400.00
20220608-0065395

THIS INSTRUMENT PREPARED BY:	NEW PROPERTY OWNER:	PROPERTY ADDRESS:	MAIL TAX BILLS TO:	TAX PARCEL NO.:
Kevin M. Hyland 10510 Springboro Pike Miamisburg, Ohio 45342	**Sunroad Elliston Place Apartments, LLC**	2312 Elliston Place Nashville, TN 37203	Sunroad Elliston Place Apartments, LLC 8260 Spectrum Center Blvd., Suite 1100 San Diego, CA 92123	092-15-0-210.00

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS:

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER AND DRIVER'S LICENSE NUMBER.

STATE OF TENNESSEE §
§ KNOW ALL MEN BY THESE PRESENTS THAT:
COUNTY OF DAVIDSON §

THAT, GL ELLISTON 23 APARTMENTS, LLC, a Delaware limited liability company, CL ELLISTON 23 APARTMENTS, LLC, a Delaware limited liability company, and XI ELLISTON 23 APARTMENTS, LLC, a Delaware limited liability company (collectively "Grantor"), whose address is 10510 Springboro Pike, Miamisburg, Ohio 45342, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has bargained and sold, and by these presents transfers and conveys to Sunroad Elliston Place Apartments, LLC, a Delaware limited liability company ("Grantee"), whose address is care of Sunroad Enterprises, 8620 Spectrum Center Boulevard, Suite 1100, San Diego, California 92123, and Grantee's successors and assigns, forever that certain real property located in Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Land"), together with all buildings, structures, and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements and all of Grantor's interest, if any, in the land lying beneath the public roads and public rights-of-way adjoining the Land, all privileges, rights, easements, claims of adverse possession, rights of way and easements now or hereafter belonging or pertaining to any of the foregoing, including any portion thereof located in any neighboring rights of way, streets, or strips, all development rights, air rights, wind rights, water rights, riparian rights and water stock relating to the real property, and all other rights, benefits, licenses, interests, privileges, easements, tenements, and hereditaments appurtenant to such real property or used in connection with the beneficial use and enjoyment of such real property or any improvements thereon, or in anywise appertaining to such real property or the improvements thereon (collectively with the Land, (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, is made and accepted subject to all matters set out on Exhibit B attached hereto and incorporated herein by reference (the "Permitted Exceptions").

Being the same property conveyed to Grantor by Special Warranty Deed of record as Instrument Number 20140429-0035937 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all rights and appurtenances pertaining thereto, unto Grantee and Grantee's successors, heirs, and assigns in fee simple forever; and Grantor does hereby bind itself and its successors and assigns to specially warrant and forever defend title to the Property unto Grantee and Grantee's successors, heirs, 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.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good and lawful right to convey the Property.

Grantor covenants with the Grantee that it is lawfully seized of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except for the Permitted Encumbrances.

GRANTOR MAKES NO REPRESENTATION OR WARRANTY CONCERNING THE CONDITION OF REPAIR, HABITABILITY, COMPLIANCE WITH LOCAL, STATE OR FEDERAL LAW OR REGULATION OR STRUCTURAL SOUNDNESS OF THE PROPERTY OR ANY IMPROVEMENTS.

[Signature Page Follows]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 1st day of June, 2022.

GL ELLISTON 23 APARTMENTS, LLC,
a Delaware limited liability company

By: _____
Lawrence S. Connor, President

CL ELLISTON 23 APARTMENTS, LLC,
a Delaware limited liability company

By: _____
Lawrence S. Connor, President

XI ELLISTON 23 APARTMENTS, LLC,
a Delaware limited liability company

By: _____
Lawrence S. Connor, President

STATE OF OHIO)
) SS:
COUNTY OF MONTGOMERY)

The foregoing instrument was acknowledged before me this 24th day of May, 2022, by Lawrence S. Connor, President of GL ELLISTON 23 APARTMENTS, LLC, CL ELLISTON 23 APARTMENTS, LLC, and XI ELLISTON 23 APARTMENTS, LLC, each a Delaware limited liability company, on behalf of the companies. This is an acknowledgement certificate; no oath or affirmation was administered to the signer with regard to this notarial act.

Keri Stafford
Notary Public

This Instrument Prepared by:
Kevin M. Hyland
10510 Springboro Pike
Miamisburg, OH 45342

NOTARIAL SEAL
STATE OF OHIO

KERI STAFFORD
Notary Public, State of Ohio
My Commission Expires:
June 16, 2025

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Revision to Final Plat West End Partnership of record in Plat in Instrument No. 201111230091577, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to GL Elliston 23 Apartments, LLC, a Delaware limited liability company, as to an undivided 66.42% tenant-in-common interest, XI Elliston 23 Apartments, LLC, a Delaware limited liability company, as to an undivided 22.32% tenant-in-common interest, and CL Elliston 23 Apartments, LLC, a Delaware limited liability company, as to an undivided 11.26% tenant-in-common interest by Deed dated April 29, 2014, of record in Instrument No. 20140429-0035937, Register's Office for Davidson County, Tennessee; and corrected by Scrivener's Affidavit of record in Instrument Number 20140603-0048020, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes and assessments for the year 2022 and subsequent years.
2. All laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority, including, but not limited to all applicable building, zoning, land use and environmental ordinances and regulations;
3. All covenants, conditions, restrictions, easements and other matters or record without hereby reimposing same;
4. All matters which would be disclosed by an accurate survey of the Property; and
5. Rights of tenants pursuant to unrecorded leases

202206080065395

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 $162,000,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

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

Notary Public

My Commission Expires:

_____

See attached CA Acknowledgment

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

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 San Diego }

On May 25, 2022 before me, Nancy Louise Sampson/Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Karl Winters
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity~~(ies)~~, and that by his/~~her~~/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

NANCY LOUISE SAMPSON
Notary Public - California
San Diego County
Commission # 2248089
My Comm. Expires Jun 29, 2022

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Nancy Louise Sampson
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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Tennessee Certification of Electronic Document

I, Melissa Anderson, 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 06/01/2022 (date of document).

Affiant Signature

06/01/2022
Date

State of Illinois

County of Cook

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

Notary's Signature

MY COMMISSION EXPIRES: 8/28/23

NOTARY'S SEAL

OFFICIAL SEAL
ERIN CACCAMO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES AUG. 28, 2023