Karen Johnson Davidson County
Batch# 920735 DEEDWARRSP
09/23/2022 10:47:30 AM 9 pgs
Fees: $48.00 Taxes: $27,750.00
20220923-0105784

Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $7,500,000.00

FROM: **Crestbrook Real Property Holdings, LLC**

TO: **Crestbrook Owner LLC, as to an undivided 51.81% interest, and Crestbrook TIC II Owner LLC, as to an undivided 48.19% interest, as tenants in common**

This instrument was prepared by:

James C. Bradshaw III
Wyatt, Tarrant & Combs, LLP
333 Commerce Street, Suite 1050
Nashville, Tennessee 37201

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
400 Boulevard of the Americas, Suite 405 Lakewood, New Jersey 08701	Same	034-13-OA-001-00 Through and including 034-13-OA-054-00 034-13-OA-900-00 034-13-OA-901-00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **CRESTBROOK REAL PROPERTY HOLDINGS, LLC, a Tennessee limited liability company** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **CRESTBROOK OWNER LLC**, a Delaware limited liability company, as to an undivided 51.81% interest, and **CRESTBROOK TIC II OWNER LLC**, a Delaware limited liability company, as to an undivided 48.19% interest, as tenants in common (hereinafter collectively called the "Buyer"),, and Buyer's successors and assigns, all of Seller's interest in certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 221 Aurora Avenue, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (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.

[The rest of this page has intentionally been left blank. Signature page to follow]

[SIGNATURE PAGE OF GRANTOR – SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 22 day of September, 2022.

SELLER: **CRESTBROOK REAL PROPERTY HOLDINGS, LLC**
a Tennessee limited liability company

By: Edward Oliver

Title: Edward Oliver, Authorized Person

STATE OF Florida)
)
COUNTY OF Broward)

Before me, John Recalde, a Notary Public in and for the County and State aforesaid, personally appeared **Edward Oliver**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Person of **Crestbrook Real Property Holdings, LLC, a Tennessee limited liability company**, the within named bargainor, and that he as such Authorized Person, being authorized so to do, executed the foregoing instrument for the purposes therein contained, on behalf of Crestbrook Real Property Holdings, LLC by himself as an Authorized Person.

Witness my hand and seal at office in Hollywood, Florida, this 21 day of September, 2022.

Notary Public

My Commission Expires: 03/17/24

Notary Public State of Florida
John Recalde
My Commission GG 970421
Expires 03/17/2024

STATE OF Florida)
COUNTY OF Broward)

The actual consideration for this transfer is $7,500,000.00.

Edward Alvarez
Affiant

Sworn to and subscribed before me, this 21 day of September, 2022.

Notary Public

My Commission Expires: 03/17/24

Notary Public State of Florida
John Recalde
My Commission GG 970421
Expires 03/17/2024

EXHIBIT A

PROPERTY DESCRIPTION

TRACT I:

Land in Davidson County, Tennessee, being Unit Nos. 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237A, 237B, 239A, 239B, 239C & 239D Aurora Drive, Unit Nos. 204, 206, 208, 210, 216 & 218, Dinwiddie Drive, and Unit Nos. 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320 & 322 McMurtry Court of Crestbrook Meadows Townhomes created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6403, Page 205, as amended in Book 6643, Page 1, Register's Office for Davidson County, Tennessee, together with the undivided percentage interests in the common elements appurtenant to said units as set forth in said Master Deed, as amended. Reference is hereby made to the Plat of Crestbrook Meadows Townhomes Phase One, as shown on Page 262 of the Master Deed of record in Book 6403, Page 205, Register's Office for Davidson County, Tennessee for a more complete identification and description of such units.

TRACT II:

Land in Davidson County, Tennessee, being Unit Nos. 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241 & 243, Dinwiddie Drive of Crestbrook Meadows Townhomes created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6403, Page 205, as amended to create Phase Two of the Horizontal Property Regime in Book 6643, Page 1, Register's Office for Davidson County, Tennessee, together with the undivided percentage interests in the common elements appurtenant to said units as set forth in said Master Deed, as amended. Reference is hereby made to the Plat of Crestbrook Meadows Townhomes Phase Two, as shown on Page 25 of the First Amendment to the Master Deed of record in Book 6643, Page 1, Register's Office for Davidson County, Tennessee for a more complete identification and description of such units.

Being the same property conveyed to Crestbrook Real Property Holdings, LLC, a Virginia Limited Liability Company by Special Warranty Deed from TRB Crestbrook LLC, a Tennessee Limited Liability Company of record in Instrument Number 20090731-0071768, Register's Office for Davidson County, Tennessee, dated July 29, 2009 and recorded on July 31, 2009.

The said Crestbrook Real Property Holdings, LLC having since converted from a Virginia Limited Liability Company to Crestbrook Real Property Holdings, LLC, a Tennessee Limited Liability Company, as evidenced by Memorandum of Name Change of record in Instrument Number 20190906-0090300, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

[To be provided based on final Pro Forma from Title Company]

Riverside Abstract, LLC
as Agent for
Chicago Title Insurance Company

OWNER'S POLICY
SCHEDULE B
EXCEPTIONS FROM COVERAGE

Title No.: **RATN-47031**
Policy No.: **OWNER PRO FORMA**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which may arise by reason of:

1. Intentionally Deleted

2. Intentionally Deleted

3. Intentionally Deleted

4. Rights of tenants in possession, as tenants only, under prior unrecorded leases, pursuant to the attached Rent Roll.

5. Intentionally Deleted

6. Intentionally Deleted

7. The following matters disclosed on a certain ALTA/NSPS Land Title Survey prepared by Millman, bearing the certification of Timothy Leigh Fish, dated August 08, 2022, designated Project No. 54234:

   1) Concrete/asphalt curbing, pavement and walkway encroachments along and over property lines
   2) Mislocation of fencing along and over property lines
   3) Portion of building crosses 100' Tennessee Valley authority easement (Tract 2).
   4) Portion of building crosses 10' public utility & drainage easement (Tract 1).
   5) Chain link fence crosses property line (Tract 1).

8. Intentionally Deleted

9. Intentionally Deleted

10. Taxes for the year 2022, a lien not yet due and payable.

11. Subject to all matters shown on the Plan of record in Plat Book 547, Pages 89 and 90, Plat Book 5200, Page 643 and Plat Book 6050, Page 64, Register's Office for Davidson County, Tennessee.

12. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to any By-Laws for the administration thereof; also subject to the easements and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Crestbrook Meadows Townhomes with By-Laws appended thereto of record in Book 6403, Page 205, as amended in Book 6643, Page 1, Register's Office for Davidson

County, Tennessee.

13. Charter of Crestbrook Meadows Homeowners Association, Inc. of record in Book 6640, Page 943 and amended in Book 6642, Page 998, in the Register's Office for Davidson County, Tennessee.

14. 10' Public utility and drainage easement and 100' T.V.A. easement shown on the Plan of Crestbrook Meadows Townhomes Phase One, as shown on Page 262 of the Master Deed of record in Book 6403, Page 205, Register's Office for Davidson County, Tennessee.

15. 10' Public utility and drainage easement and 100' T.V.A. easement shown on the Plan of Crestbrook Meadows Townhomes Phase Two, as shown on Page 25 of the First Amendment to the Master Deed of record in Book 6643, Page 1, Register's Office for Davidson County, Tennessee.

16. Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3281, Page 430, Register's Office for Davidson County, Tennessee.

17. The rights of upper and lower riparian owners in and to the use of the waters of Dry Creek located on the premises and the natural and unobstructed flow thereof.

18. Intentionally Deleted

19. Intentionally Deleted

20. [redacted]

True Copy Certification

I, Brianna Garcia, 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 9/23/22.

Affiant Signature

9/23/22

Date

State of New Jersey

County of Montvale

Sworn to and subscribed before me this 23rd day of September 23, 2022

Notary's Signature

Aryeh Lazarus, Esq.
Attorney at Law
State of New Jersey