Karen Johnson Davidson County
Batch# 923522 DEEDWARRSP
09/30/2022 10:14:02 AM 6 pgs
Fees: $33.00 Taxes: $35,705.00
20220930-0107969

THIS INSTRUMENT PREPARED BY:
LOCKE LORD LLP
600 Travis Street, Suite 2800
Houston, Texas 77002

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
BRIDGEWOOD-CRESTMOOR, LLC 6363 Woodway Drive Suite 870 Houston, TX 77057 Attn: James D. Gray	New Owner	117 10 0 117.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **VILLAGE AT GREEN HILLS, LLC**, a Delaware limited liability company (the "Grantor") has bargained and sold, and hereby transfers and conveys, to **BRIDGEWOOD-CRESTMOOR, LLC,** a Delaware limited liability company, and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described as follows, together with the fixtures thereto and the improvements thereon:

TRACT 1

A TRACT OF LAND LOCATED IN THE TWENTY-FIFTH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON CLEGHORN AVENUE NEAR CRESTMOOR ROAD, BEING A PART OF LOTS 1 AND 2 ON THE FINAL PLAT OF A. R. GREENE'S SUBDIVISION OF PART OF BLOCK "D" IN HILLSBORO VIEWS DEVELOPMENT CO'S SUBDIVISION NEAR NASHVILLE, TENN. OF RECORD IN PLAT BOOK 1130, PAGE 35, R.O.D.C. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) IN THE EASTERLY RIGHT-OF-WAY LINE OF CLEGHORN AVENUE, AS WIDENED, AT A SOUTHWESTERLY CORNER OF GH COMPANY, LLC PROPERTY OF RECORD IN DEED BOOK 11495, PAGE 916, R.O.D.C.;

THENCE, WITH THE SOUTHERLY BOUNDARY OF SAID GH COMPANY, LLC PROPERTY, S82°05'14"E, 237.36 FEET TO AN IRON ROD (OLD) AT A NORTHWESTERLY CORNER OF GREEN HILLS COMMONS, LLC PROPERTY OF RECORD IN DEED BOOK 10216, PAGE 69, R.O.D.C.;

THENCE, WITH THE BOUNDARY OF SAID GREEN HILLS COMMONS, LLC PROPERTY AND BATTLESHIP, LLC PROPERTY OF RECORD IN DEED BOOK 11495, PAGE 893, R.O.D.C., S25°09'01"W, 224.39 FEET TO THE NORTHEAST CORNER OF LOT 3 OF SAID A. R. GREENE'S SUBDIVISION, ALSO BEING PROPERTY OF GREEN HILLS MALL TRG, LLC OF RECORD IN INSTRUMENT NO. 201311220120505, R.O.D.C.;

THENCE, WITH SAID LOT 3, N65°40'40"W, 224.09 FEET TO AN IRON ROD (OLD) IN THE EASTERLY RIGHT-OF-WAY LINE OF CLEGHORN AVENUE;

THENCE WITH SAID RIGHT-OF-WAY LINE AS FOLLOWS:

N23°58'52"E, 121.35 FEET;

WITH A NON-TANGENT CURVE TO THE RIGHT AN ARC DISTANCE OF 35.99 FEET, SAID CURVE HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 07°38'13" AND A CHORD OF N24°53'49"E, 35.96 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE TWENTY-FIFTH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON CLEGHORN AVENUE NEAR CRESTMOOR ROAD, BEING A PART OF LOTS 1 AND 2 ON THE FINAL PLAT OF A. R. GREENE'S SUBDIVISION OF PART OF BLOCK "D" IN HILLSBORO VIEWS DEVELOPMENT CO'S SUBDIVISION NEAR NASHVILLE, TENNESSEE, OF RECORD IN PLAT BOOK 1130, PAGE 35, R.O.D.C. AND BEING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF CLEGHORN AVENUE, AS WIDENED, AT A SOUTHWESTERLY CORNER OF GH COMPANY, LLC PROPERTY OF RECORD IN DEED BOOK 11495, PAGE 916, R.O.D.C.;

THENCE, WITH THE SOUTHERLY BOUNDARY OF SAID GH COMPANY, LLC PROPERTY, S 82°07'05" E 237.20 FEET TO AN IRON PIN FOUND AT A NORTHWESTERLY CORNER OF GREEN HILLS COMMONS, LLC PROPERTY OF RECORD IN DEED BOOK 10216, PAGE 69, R.O.D.C.;

THENCE, WITH THE BOUNDARY OF SAID GREEN HILLS COMMONS, LLC PROPERTY AND BATTLESHIP, LLC PROPERTY OF RECORD IN DEED BOOK 11495, PAGE 893, R.O.D.C., S 25°10'56" W 224.14 FEET TO A MAGNETIC NAIL FOUND BEING THE NORTHEAST CORNER OF CLEGHORN PARKING GARAGE SUBDIVISION, ALSO BEING PROPERTY OF GREEN HILLS MALL TRG, LLC OF RECORD IN INSTRUMENT NO. 201408210076426, R.O.D.C.;

THENCE, WITH SAID SUBDIVISION, N 65°45'36" W 224.09 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF CLEGHORN AVENUE;

THENCE WITH SAID RIGHT-OF-WAY LINE AS FOLLOWS: N 23°25'47" E 121.35 FEET; WITH A NONTANGENT CURVE TO THE RIGHT AN ARC DISTANCE OF 36.05 FEET, SAID CURVE HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 7°38'57" AND A CHORD OF N 27°15'15" E, 36.02 FEET TO THE POINT OF BEGINNING.

TRACT 2:
EASEMENT(S) BENEFITTING TRACT 1 CONTAINED IN EASEMENT AGREEMENT OF RECORD IN INSTRUMENT NO. 202011020127609, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO VILLAGE AT GREEN HILLS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEEDS FROM RC BATTLESHIP PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, COMPOSED OF JOHN T. ROCHFORD, III; AND EDGAR B. COOPER, OF RECORD IN INSTRUMENT NO. 202103310042587; AND INSTRUMENT NO. 202103310042588, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 3808 Cleghorn Avenue, Nashville, Tennessee 37215.

Said property is conveyed subject to the following matters:

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

2. All matters shown on plat(s) of record in Plat Book 1130, Page 35, in the Register's Office of Davidson County, Tennessee.

3. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Timothy Mark Donlon, RLS No. 2297 of Donlon Land Surveying, LLC on September 28, 2022, designated Job No. 2220180:
   a. Potential encroachment of wall near southeasterly corner over southerly boundary of the Land;
   and
   b. Overhead utility line without benefit of easement located on the southeastern portion of the Land.

Except for those matters set forth in clauses 1-4 above, Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims

arising out of the matters set forth in clauses 1-4 above), but no further or otherwise.

[signature on following page]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed on September 21, 2022.

VILLAGE AT GREEN HILLS, LLC,
a Delaware limited liability company

general partnership

By: _____
James D. Gray, Authorized Person

STATE OF TEXAS)

COUNTY OF HARRIS)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, James D Gray, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is an Authorized Person for Bridgewood-Crestmoor, LLC, a Delaware limited liability company, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 21 day of September, 2022.

_____
Notary Public

My Commission Expires:
5/5/25

JEANETTE RAMIREZ
Notary ID #11754639
My Commission Expires
May 5, 2025

STATE OF TEXAS)

COUNTY OF HARRIS)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $9,650,000.00.

Affiant

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

Notary Public

My Commission Expires:

5/5/25

JEANETTE RAMIREZ
Notary ID #11754639
My Commission Expires
May 5, 2025