Karen Johnson Davidson County
Batch# 923873 DEEDWARRSP
09/30/2022 11:52:30 AM 6 pgs
Fees: $33.00 Taxes: $133,200.00
20220930-0108120

FROM: TFWG INVESTORS, LLC, a Tennessee limited liability company

TO: FLATS TN I, LLC, a Delaware limited liability company

THIS INSTRUMENT PREPARED BY:

Gill Ragon Owen, P.A.
425 West Capitol Ave., Suite 3800
Little Rock, Arkansas 72201

Address of New Owner and send Tax Bills to:	Map-Parcel Number:
Flats TN I, LLC 999 18th Street, Suite 1120 Denver, Colorado 80202	106-05-165.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Thirty-six Million and No/100 Dollars ($36,000,000.00).

LISA ROBERTSON STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES AUGUST 24, 2024

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2022.

Notary Public

My Comm. Expires: 08-24-2024

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Thirty-six Million and No/100 Dollars ($36,00,000.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **TFWG INVESTORS, LLC**, a Tennessee limited liability company hereinafter called "**GRANTOR**", has bargained and sold, and by these presents does transfer and convey unto **FLATS TN I, LLC**, a Delaware limited liability company, hereinafter called "**GRANTEE**", its successors and assigns,

a certain tract or parcel of land in City of Nashville, County of Davidson, State of Tennessee, to-wit (the "**PROPERTY**"):

All of that certain real estate described in **Exhibit A** attached hereto and incorporated herein by this reference.

The Property is transferred subject to the limitations, restrictions, and encumbrances set forth in **Exhibit B** (PERMITTED ENCUMBRANCES) attached hereto.

This is improved Property commonly known as 225 Walden Village Ln, Nashville, TN 37210

TO HAVE AND TO HOLD the said Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (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.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officer on this the day and year first above written.

GRANTOR:

TFWG INVESTORS, LLC,
a Tennessee limited liability company

By: _____
Steve Sisson, President

STATE OF TENNESSEE)

COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **STEVE SISSON**, 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 **PRESIDENT** of **TFWG INVESTORS, LLC**, a Tennessee limited liability company, the within bargainor, and that he as such **PRESIDENT** of the limited liability company, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as its **PRESIDENT**.

Witness my hand and seal, at office in Franklin, Tennessee, this the 30th day of September, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 7/21/2026

CARLA C SISSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

LEGAL DESCRIPTION

The Property is located in the County of Davidson, State of Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No.1, as shown on the map entitled the Plan of The Flats at Walden Village, of record by Instrument No. 20151125-0119517, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to TFWG INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from TRAVECCA NAZARENE UNIVERSITY, A TENNESSEE NONPROFIT CORPORATION, of record as Instrument No. 20160613-0059354, dated June 1, 2016, Register's Office for Davidson County, Tennessee.

TOGETHER WITH the rights and privileges under the following:

Development Agreement and Grant of Easement dated as of June 1, 2016, by and between Trevecca Nazarene University, a Tennessee Nonprofit Corporation, and Parkside Builders, LLC, a Tennessee Limited Liability Company, of record by Instrument No. 20160613-0059353, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 106-05-165.00, none yet due and payable.

If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq., none due and payable at date of Policy.

2. Matters shown on the Plan of record by Instrument No. 20151125-0119517, said Register's Office.

3. Declaration of Covenants and Restrictions for Stormwater Facilities and Systems of record by Instrument No. 20151209-0124005, said Register's Office.

4. Development Agreement and Grant of Easement as set forth of record by Instrument No. 20160613-0059353, said Register's Office.

5. Rights of tenants in possession, as tenants only, without options to purchase or rights of first refusal.

6. License Agreement for Encroachments of gazebo, shed, a chain link fence and privacy fence as more particularly described therein, of record by Instrument No. 20180724-0072255, said Register's Office.

7. The following matters shown on the plat of survey by Christopher S. Denham, Tenn. RLS No. 2000, with Denham Land Surveyors LLC, dated August 22, 2022, and designated as Reference # 20222413-1:

a) Encroachment of building into 20' Rear Building Setback line along south line;
b) Encroachment of building into 20' Public Utility Drainage Easement along south line.

Certificate of Authenticity

I, Lisa Farris, 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 09-30-2022.

Date

Lisa Farris

Affiant Signature

09-30-2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of 09, 2022.

Notary's Signature

My Commission Expires: 10/22/2025

Date

Notary's Seal (if on paper)

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