This instrument prepared by
Reno & Cavanaugh PLLC
424 Church Street, Suite 2910
Nashville, TN 37219
Attn: Tracy Childress

After recording return to:
Akerman LLP
98 SE 7th Street Suite 1100
Miami, FL 33131
Attn: Richard M. Bezold, Esq.

Karen Johnson Davidson County
Batch# 931215 DEEDWARRSP
10/19/2022 08:15:07 AM 8 pgs
Fees: $43.00 Taxes: $130,721.00
20221019-0113867

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
OREI Shadowbluff Property Owner, LLC 1200 Brickell Ave PH 2020 Miami, FL 33131	OREI Shadowbluff Property Owner, LLC 1200 Brickell Ave PH 2020 Miami, FL 33131	119-00-0-001.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is THIRTY-FIVE MILLION THREE HUNDRED THIRTY THOUSAND and NO/100 Dollars ($35,330,000.00).

Affiant

Subscribed and sworn to before me, this the 18th day of October, 2022.

Notary Public

My Comm. Expires: 09-07-2026

KAYLA HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 7, 2026

FOR AND IN CONSIDERATION OF the sum of THIRTY-FIVE MILLION THREE HUNDRED THIRTY THOUSAND and NO/100 Dollars ($35,330,000.00), cash in hand paid by the Grantee

and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, SHADOWBLUFF APARTMENTS, LLC, a Tennessee limited liability company (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto OREI SHADOWBLUFF PROPERTY OWNER, LLC, a Delaware limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

The Property being improved property commonly known as 221 Plus Park Boulevard, Nashville, Davidson County, Tennessee 37217.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions"), none of which are reimposed by this reference.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18 day of October, 2022.

GRANTOR:

SHADOWBLUFF APARTMENTS, LLC,
a Tennessee limited liability company

By: Pilcher Partners, L.P., a Tennessee limited partnership
its sole member

By: Highmark Holdings, LLC, a Tennessee limited liability company
its general partner

By: _____
Robert S. King
Managing Director

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Pamela A Votteler, a Notary Public of said County and State, personally appeared Robert S. King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Managing Director of Highmark Holdings, LLC, a Tennessee limited liability company, which is the general partner of Pilcher Partners, L.P., a Tennessee limited partnership, the sole member of Shadowbluff Apartments, LLC, the within named Grantor, a Tennessee limited liability company, and that he as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company, and on its behalf, by himself as such officer of the company.

Witness my hand and seal, at Office in the aforesaid county and state, this 17 day of October, 2022.

_____
(Notary Public)

My Commission expires: September 8, 2025

PAMELA A VOTTELER
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 8, 2025
COUNTY OF DAVIDSON

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

Exhibit "A"

Legal Description of Property

BEING A CERTAIN TRACT OF LAND LYING IN THE SIXTEENTH COUNCIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID PARCEL IS LOCATED AT THE SOUTHERLY TERMINUS OF PLUS PARK BOULEVARD AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES, AT THE SOUTHEASTERLY CORNER OF LOT 3 AS SHOWN ON THE FINAL PLAT ENTITLED, THE RESUBDIVISION OF LOT 16 ON THE RESUBDIVISION OF SECTION 12, THE PLUS PARK, OF RECORD IN PLAT BOOK 5200, PAGE 482, R.O.D.C.T., (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE). SAID LOT BEING THE D.B. PERRY HOLDINGS, G.P. PROPERTY OF RECORD AS INSTRUMENT NO. 20131126-0121518, R.O.D.C.T. SAID IRON ROD ALSO BEING IN THE WESTERLY RIGHT-OF-WAY LINE OF PLUS PARK BOULEVARD (60-FOOT PUBLIC RIGHT-OF-WAY) AT THE SOUTHERLY TERMINUS OF SAID BOULEVARD AND BEING IN THE NORTHERLY LINE OF THE HEREIN DESCRIBED PROPERTY;

THENCE, CROSSING THE SOUTHERLY TERMINUS OF SAID PLUS PARK BOULEVARD, NORTH 89 DEGREES 43 MINUTES 09 SECONDS EAST, 60.00 FEET TO A P.K. NAIL (OLD) IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID PLUS PARK BOULEVARD;

THENCE, WITH SAID EASTERLY RIGHT-OF-WAY LINE, IN A NORTHERLY AND WESTERLY DIRECTION WITH A 454.59 FOOT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 07 DEGREES 54 MINUTES 33 SECONDS, AN ARC LENGTH OF 62.75 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 04 DEGREES 20 MINUTES 15 SECONDS WEST, 62.70 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES, AT THE SOUTHWESTERLY CORNER OF LOT 13 AS SHOWN ON THE FINAL PLAT ENTITLED, RESUBDIVISION OF LOTS 12 & 13 OF THE RESUBDIVISION OF THE PLUS PARK, SECTION 15, OF RECORD IN PLAT BOOK 5190, PAGE 355, R.O.D.C.T., SAID LOT BEING THE JON G. ENGLISH PROPERTY OF RECORD AS INSTRUMENT NUMBER 20130927-0102040 R.O.D.C.T.;

THENCE, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, WITH THE SOUTHERLY LINE OF SAID LOT 3, NORTH 81 DEGREES 36 MINUTES 47 SECONDS EAST, 107.57 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES, AT THE NORTHWESTERLY CORNER OF LOT 2 AS SHOWN ON THE FINAL PLAT ENTITLED, RESUBDIVISION OF LOT NO. 2 ON THE RESUBDIVISION OF LOT 84 & RESERVED PARCEL, HILL-N-DALE, SECTION TWO, OF RECORD IN PLAT BOOK 5190, PAGE 746, R.O.D.C.T. SAID LOT BEING THE ADAM W. QUAST PROPERTY OF RECORD IN BOOK 11138, PAGE 369, R.O.D.C.T.;

THENCE, WITH THE WESTERLY LINE OF SAID LOT 2 FOR THE NEXT FOUR CALLS:

SOUTH 09 DEGREES 03 MINUTES 05 SECONDS EAST, 74.77 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

SOUTH 38 DEGREES 29 MINUTES 50 SECONDS WEST, 39.32 FEET TO A 5/8" IRON ROD (OLD) WITH NO CAP;

SOUTH 51 DEGREES 43 MINUTES 10 SECONDS EAST, 67.79 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

SOUTH 33 DEGREES 41 MINUTES 14 SECONDS EAST, 122.20 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES, IN THE NORTHERLY EDGE OF MILL CREEK, IN THE NORTHWESTERLY LINE OF JIMMY S. WILLIAMS AND WIFE, NORMA E. WILLIAMS PROPERTY OF RECORD IN BOOK 7739, PAGE 815, R.O.D.C.T.;

THENCE, WITH SAID WILLIAMS AND SAID MILL CREEK, SOUTH 52 DEGREES 06 MINUTES 29 SECONDS WEST, 50.03 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES, IN THE NORTHEASTERLY LINE OF LOT 112, GLENCLIFF ESTATES, SECTION 5, AS SHOWN ON THE FINAL PLAT ENTITLED, GLENCLIFF ESTATES, SECTION 5, OF RECORD IN PLAT BOOK 2133, PAGE 21 R.O.D.C.T., SAID LOT BEING THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TN PROPERTY OF RECORD AS INSTRUMENT NO. 20040830-0104147 R.O.D.C.T.;

THENCE, WITH THE NORTHWESTERLY LINE OF SAID GLENCLIFF ESTATES, SECTION 5, SAID MILL CREEK AND THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TN, FOR THE NEXT SEVEN CALLS:

NORTH 36 DEGREES 49 MINUTES 33 SECONDS WEST, 15.26 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

SOUTH 45 DEGREES 33 MINUTES 23 SECONDS WEST, 153.72 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

SOUTH 47 DEGREES 09 MINUTES 58 SECONDS WEST, 439.12 FEET TO A POINT, SAID POINT BEING NORTH 52 DEGREES 08 MINUTES 24 SECONDS WEST, 20.00 FEET FROM A WITNESS PIN, SAID PIN BEING AN IRON ROD (OLD) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

SOUTH 38 DEGREES 12 MINUTES 50 SECONDS WEST, 227.04 FEET TO A POINT, SAID POINT BEING NORTH 49 DEGREES 14 MINUTES 10 SECONDS WEST, 10.00 FEET FROM A WITNESS PIN, SAID PIN BEING AN IRON ROD (OLD) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

SOUTH 29 DEGREES 17 MINUTES 57 SECONDS WEST, 116.07 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

SOUTH 00 DEGREES 33 MINUTES 11 SECONDS WEST, 151.22 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

SOUTH 02 DEGREES 50 MINUTES 05 SECONDS EAST, 46.33 FEET TO A 5/8" IRON ROD (OLD) WITH NO CAP IN THE NORTHEASTERLY CORNER OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE PROPERTY OF RECORD IN BOOK 5413, PAGE 974, R.O.D.C.T., SAID PROPERTY BEING A PORTION OF LOT 51 AS SHOWN ON THE FINAL PLAT ENTITLED, CRESCENT HEIGHTS, OF RECORD IN PLAT BOOK 2331, PAGE 106, R.O.D.C.T.

THENCE, WITH THE NORTHERLY LINE OF THE SAID METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE PROPERTY, AND LEAVING SAID MILL CREEK, SOUTH 49 DEGREES 02 MINUTES 17 SECONDS WEST, 53.23 FEET TO A 1/2" IRON ROD (OLD) WITH NO CAP IN THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 24;

THENCE, WITH SAID EASTERLY RIGHT-OF-WAY LINE FOR THE NEXT THREE CALLS:

NORTH 12 DEGREES 45 MINUTES 42 SECONDS WEST, 489.02 FEET TO A CONCRETE MONUMENT (OLD);

NORTH 03 DEGREES 07 MINUTES 51 SECONDS WEST, 557.67 FEET TO A CONCRETE MONUMENT (OLD);

NORTH 03 DEGREES 06 MINUTES 46 SECONDS WEST, 65.52 FEET TO A 1/2" IRON ROD (OLD) WITH NO CAP AT THE SOUTHWESTERLY CORNER OF LOT 2 AS SHOWN ON THE FINAL PLAT ENTITLED, THE RESUBDIVISION OF LOT 16 ON THE RESUBDIVISION OF SECTION 12, THE PLUS PARK, OF RECORD IN PLAT BOOK 5200, PAGE 482, R.O.D.C.T., SAID LOT BEING THE PRIMERA IGLESIA BAUTISTA PROPERTY OF RECORD AS INSTRUMENT NUMBER 2011231-144905, R.O.D.C.T.;

THENCE, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, WITH THE SOUTHERLY LINE OF SAID LOT 2 AND THE SOUTHERLY LINE OF SAID LOT 3 (SAID D.B. PERRY HOLDINGS, G.P. PROPERTY), NORTH 89 DEGREES 17 MINUTES 36 SECONDS EAST, 589.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 464,549 SQUARE FEET OR 10.665 ACRES, MORE OR LESS.

Being the same property conveyed to SHADOWBLUFF APARTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from ALLIANCE PJRT LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP FORMERLY KNOWN AS ALLIANCE RT LIMITED PARTNERSHIP, of record in Instrument No. 20161117-0121253 and Instrument No. 20161117-0121254, dated November 16, 2016, said Register's Office.

Together with the rights set out in the Underground Utility Easement Agreement filed for record in Book 6178, page 848, as amended in Book 10286, page 151, and further amended in Book 10537. page 242, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B TO SPECIAL WARRANTY DEED

Permitted Encumbrances

1. Taxes for the tax year of 2023, for Map Parcel 119-00-0-001-00, a lien not yet due and payable.

2. Underground Utility Easement of record in Book 6178, Page 848, as amended in Book 10286, Page 151 and further amended in Book 10537, Page 242, said Register's Office.

3. Covenants, Conditions, Restrictions and Buffer Agreement contained in Easement, Covenants and Restrictions of record in Book 6668, Page 755, said Register's Office.

4. Easement and Right of Way of Entry Agreement of record in Book 9523, Page 507, said Register's Office.

5. Easement Agreement of record in Book 10286, Page 151, as amended in Book 10537, Page 242, said Register's Office.

6. Driveway Agreement Easement of record in Book 6178, Page 843, as amended in Book 10286, Page 151 and further amended in Book 10537, Page 242, said Register's Office.

7. Grant of Easement to Comcast of Nashville I, LLC of record as Instrument No. 20170921-0097000, said Register's Office.

8. Trunk Sanitary Sewer Line granted to the City of Nashville by George Q. Milwee, Jr. and John B. Milwee and filed for record in Book 3531, page 4, in the Register's Office for Davidson County, Tennessee.

9. License Agreement by and between Shadowbluff Apartments, LLC, a Tennessee limited liability company (Grantor) and Adam Quast (Grantee), filed for record as Instrument No. 20221019-0113866, in said Register's Office, as relates to Grantee's improvements lying on Grantor's property.

10. Lack of direct access to and from Interstate 24, a controlled access highway.

11. Rights or claims of parties in possession as of the date hereof, as tenants only, under unrecorded residential leases with no right of first refusal or options to purchase.

12. Adverse matters set forth in that certain survey prepared by C&W Precision Surveys dba Crowe-Wheeler & Associates, dated August 25, 2022, last revised October 7 2022, under GRS Project No. 22-XXXXX.X20-00X.