Karen Johnson Davidson County
Batch# 931729 DEEDWARRSP
10/19/2022 03:19:30 PM 5 pgs
Fees: $28.00 Taxes: $7,811.11
20221019-0114190

FROM: **SOUTHPOINT MARKETPLACE INVESTMENT PARTNERS, LLC**, a Georgia limited liability company

TO: **GATEWAY APARTMENTS OF MURFREESBORO, LLC**, a Tennessee limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
GATEWAY APARTMENTS OF MURFREESBORO, LLC c/o Camp Properties, LLC P.O. Box 3728 Brentwood, TN 37024	GATEWAY APARTMENTS OF MURFREESBORO, LLC c/o Camp Properties, LLC P.O. Box 3728 Brentwood, TN 37024	Map/Parcel 181 00 0 301.00

THIS INSTRUMENT PREPARED BY: GALLATIN (DAVIS) INVESTMENT PARTNERS, LLC, c/o GBT Realty Corporation, 9010 Overlook Boulevard, Brentwood, TN 37027, Attn: Rita Klein

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is TWO MILLION ONE HUNDRED ELEVEN THOUSAND ONE HUNDRED ELEVEN and 00/100 Dollars ($2,111,111.00).

Affiant

Subscribed and sworn to before me, this the 19th day of October, 2022.

Notary Public

My Comm. Expires: 5-5-25

BRANDY GOMAZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **SOUTHPOINT MARKETPLACE INVESTMENT PARTNERS, LLC**, a Georgia limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **GATEWAY APARTMENTS OF MURFREESBORO, LLC**, a Tennessee limited liability company, hereinafter called "GRANTEE", a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Re-plat Lot 2, David Roy Hill Property of record in Instrument No. 20210315-0034012, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Southpoint Marketplace Investment Partners, LLC, a Georgia limited liability company, by Special Warranty Deed from Southpoint of TN,

LLC, a Tennessee limited liability company, of record in Instrument No. 20191115-0118093 in the Register's Office for Davidson County, Tennessee.

Said Property is conveyed subject to the matters set forth below (the "Permitted Exceptions"):

1. County taxes for the year 2022, a lien not yet due and payable.

2. Subject to all matters shown on the Plans of record as Instrument Number 20191015-0105617, Instrument No. 20191018-0106901 and Instrument No. 20210215-0034012, Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20181127-0115787, in the Register's Office for Davidson County, Tennessee.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20190808-0078950, in the Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement(s) of record in Instrument Number 20050909-0108744, in the Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20180215-0014928, in the Register's Office for Davidson County, Tennessee.

7. Declaration of Restrictive Covenants and Easements of record in Instrument Number 20191115-0118094, as amended by First Amendment filed in Instrument No. 20220721-0083557, in the Register's Office for Davidson County, Tennessee.

8. Terms and conditions of Lease Agreement dated July 29, 2019, as amended by First Amendment on September 26, 2019, as further amended by Second Amendment on October 28, 2019, by and between Southpoint Marketplace Investment Partners, LLC, Landlord, and ALDI, Inc., Tenant, as evidenced by the Memorandum of Lease of record in Instrument Number 20200406-0036445, in the Register's Office for Davidson County, Tennessee, as subordinated by the Subordination, Non-Disturbance and Attornment Agreement of record in Instrument Number 2020040-0036446, in the Register's Office for Davidson County, Tennessee.

9. Terms and conditions of Lease Agreement dated May 12, 2021, by and between Southpoint Marketplace Investment Partners, LLC, Landlord, and Bank of America, National Association, Tenant, as evidenced by the Memorandum of Lease of record in Instrument Number 20220915-0102924, in the Register's Office for Davidson County, Tennessee

This is improved property known as 7111 Southpoint Parkway, Brentwood, Davidson County, Tennessee 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, 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, 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.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 11 day of October, 2022.

GRANTOR:

SOUTHPOINT MARKETPLACE INVESTMENT PARTNERS, LLC,
a Georgia limited liability company

By: _____
Geren Moor, Authorized Agent

STATE OF TENNESSEE §

COUNTY OF WILLIAMSON §

Before me, Kim Hurst of the state and county mentioned, personally appeared Geren Moor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and sworn to himself to be the Authorized Agent of SOUTHPOINT MARKETPLACE INVESTMENT PARTNERS, LLC, a Georgia limited liability company, and that he as Authorized Agent, executed the foregoing instrument and Consideration Certificate for the purpose therein contained, by signing the name of the limited liability company by himself as Authorized Agent.

Witnessed my hand and seal this 7th day of October, 2022.

_____
Notary's Public

My Commission Expires: 1-28-2026

KIM HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

Tennessee Certification of Electronic Document

I, Will Rogers, do hereby make oath that I am a licensed attorney and/or 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 October 11, 2022 (date of document).

Affiant Signature

10/11/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of October, 2022.

Mandy Gomez
Notary's Signature

My Commission Expires: 5-5-25

BRANDON MAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY