Karen Johnson Davidson County
Batch# 931822 DEEDWARRSP
10/20/2022 09:15:30 AM 7 pgs
Fees: $38.00 Taxes: $79,550.00
20221020-0114328

This instrument prepared by:

Norton Rose Fulbright US LLP
Frost Tower
111 W. Houston Street, Suite 1800
San Antonio, TX 78205
Attn: John P. Jennings, Esq.

Special Warranty Deed

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel Numbers:
220 25TH AVE N GROUND OWNER LLC Greenberg Traurig, LLP One Vanderbilt Avenue | New York, NY 10017 Attention: David Bolen, Esq.	220 25TH AVE N GROUND OWNER LLC Greenberg Traurig, LLP One Vanderbilt Avenue | New York, NY 10017 Attention: David Bolen, Esq.	092 15 0 043.00 092 15 0 057.00

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **INFINITY AT THE PARK NASHVILLE, LLC**, a Delaware limited liability company (the "**Grantor**") has this day bargained and sold, and does hereby transfer and convey unto the said **220 25TH AVE N GROUND OWNER LLC**, a Delaware limited liability company (the "**Grantee**"), its successors and assigns, (i) certain real estate in Davidson County, Tennessee, more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (collectively, the "**Property**"), excluding, however, the improvements, buildings, structures, fixtures, machinery and equipment (the "**Improvements**") now or in the future located on the Property, and (ii) a remainder interest in such Improvements, as further described in the Ground Lease Agreement concurrently entered into by Grantee and Grantor and that certain Memorandum of Ground Lease recorded contemporaneously with this Special Warranty Deed (the "**Remainder Interest**").

The Property is improved property with an address of 220 25th Avenue North and 215 Reidhurst Avenue, Nashville, Tennessee 37203, but for the avoidance of doubt no Improvements located on the Property are conveyed hereby other than the Remainder Interest.

To have and to hold said Property and the Remainder Interest, 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 the Property in fee simple, has a good right to convey it and the Remainder Interest, and that the same is unencumbered, except for those encumbrances set forth on **Exhibit B** attached hereto and incorporated herein by reference.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property and the Remainder Interest to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor (except pursuant to those encumbrances set forth on **Exhibit B** attached) and no other.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of Page Intentionally Blank – Signatures Follow]

Witness my hand this 19th day of October, 2022.

GRANTOR:

INFINITY AT THE PARK NASHVILLE, LLC,
a Delaware limited liability company

By: _____

Print Name: John Caltagirone

Title: President

STATE OF TEXAS)
) SS
COUNTY OF HARRIS)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, John Caltagirone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the President of Infinity at the Park Nashville, LLC, a Delaware limited liability company, (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

GIVEN under my hand and notarial seal this 17th day of October, 2022.

Janet L. Crawford

Notary Public

My Commission expires: 9-3-2025

JANET L CRAWFORD
Notary Public, State of Texas
Comm. Expires 09-03-2025
Notary ID 7139982

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,500,000.00.

220 25TH AVE N GROUND OWNER LLC,
a Delaware limited liability company

By: _____
Name: Timothy Doherty
Title: Executive Vice President

STATE OF NEW YORK }
COUNTY OF NEW YORK }

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF OCTOBER 2022.

_____
NOTARY PUBLIC

ANA V. GARCIA
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01GA5047666
QUALIFIED IN QUEENS COUNTY
COMMISSION EXPIRES AUGUST 07, 2025

My Commission expires: AUGUST 7, 2025

[Signature Page to Special Warranty Deed]

132924055.

Exhibit A

Legal Description

Being Lots 1 and 2 on the Subdivision of Park 25, a recorded plat of record in Instrument No. 201212060112604, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Less and except any buildings and improvements that by law constitute real property on all or any portion of the above described tracts or parcels of land.

Being a portion of the same property conveyed to Infinity at the Park Nashville, LLC, a Delaware limited liability company, from ParkCentral Joint Venture LLC, a Delaware limited liability company by deed of record in Instrument No. ___202210200114327_____, in the Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Encumbrances

1. All real property taxes and assessments for the year 2022 and subsequent years, which are not yet due or payable.

2. Zoning and other regulatory laws and ordinances affecting the Property.

3. Matters disclosed by that certain ALTA/NSPS Land Title Survey of the Property prepared by Brad T. Thomas of Barge Design Solutions, Inc. dated October 17, 2022.

4. Rights of tenants under written leases.

5. Covenants, conditions, restrictions, encumbrances, rights of way, limitations and other matters of record in the applicable public records of the county in which the Property is located recorded prior to the deed to which this Exhibit B is attached.

6. Declaration of Restrictive Covenants, dated on or about the date hereof.

7. Wall and Drainage Culvert Encroachment Easement Agreement, dated on or about the date hereof.

Tennessee Certification of Electronic Document

I, Karina Ospina, 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 10/19/22 (date of document).

Affiant Signature

10/19/2022
Date

State of New York

County of New York

Sworn to and subscribed before me this 19th day of October, 2022.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

Kenneth R. Wong
Notary Public, State of New York
No. 01WO4967932
Qualified in New York County
Commission Expires 06-11-2026