Karen Johnson Davidson County
Batch# 933585 DEEDWARRSP
10/25/2022 11:39:30 AM 5 pgs
Fees: $28.00 Taxes: $28,120.00
20221025-0115669

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

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

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
APPLEGATE APARTMENTS OF MURFREESBORO, LLC	APPLEGATE APARTMENTS OF MURFREESBORO, LLC	Map/Parcel: 181-00-0-084.00
c/o Camp Properties, LLC P.O. Box 3728 Brentwood, TN 37024	c/o Camp Properties, LLC P.O. Box 3728 Brentwood, TN 37024	

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

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

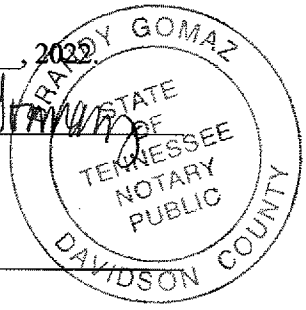
The actual consideration or value, whichever is greater, for this transfer is SEVEN MILLION SIX HUNDRED THOUSAND and 00/100 Dollars ($7,600,000.00).

Affiant

Subscribed and sworn to before me, this the 24th day of October, 2022.

Notary Public

My Comm. Expires: 5-5-25



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 **APPLEGATE 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 2 as shown on the map entitled "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 made for a complete and accurate property description.

Being a portion of the same property conveyed to Southpoint Marketplace Investment Partners, LLC, a Georgia limited liability company, by Special Warranty Deed from David Roy Hill, an individual of record in Instrument No. 20190314-0023614, Register's Office for Davidson County, Tennessee, dated March 13,

2019 and recorded on March 14, 2019.

Being a portion of the same property conveyed to Southpoint Marketplace Investment Partners, LLC, a Georgia limited liability company, by Special Warranty Deed from Houston E. Hill of record in Instrument No. 20190314-0023608, Register's Office for Davidson County, Tennessee, dated March 13, 2019 and recorded on March 14, 2019.

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, Register's Office for Davidson County, Tennessee, dated November 4, 2019 and recorded on November 15, 2019.

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

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

2. Subject to all matters shown on the Plan of record as Instrument No. 20210315-0034012, Plat Instrument No. 20191015-0105617, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement(s) of record in Instrument No. 20050909-0108744, in the Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20180215-0014928, in the Register's Office for Davidson County, Tennessee.

5. 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.

6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 2019080-0078950, in the Register's Office for Davidson County, Tennessee.

7. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record Instrument Number 20180402-0030614, in the Register's Office for Davidson County, Tennessee.

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

9. Terms and provisions of Aldi Lease Agreement dated July 29, 2019, by and between Southpoint Marketplace Investment Partners, LLC, a Georgia limited liability company ("Landlord") and Aldi Inc. (Tennessee), a Tennessee corporation, as evidenced by the Memorandum of Lease of record in Instrument Number 20200406-0036445, in the Register's Office for Davidson County, Tennessee.

10. Landscape Easement Agreement of record in Instrument Number 20201110-0132549, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 7115 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 21 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 13th day of October, 2022.

Kim Hurst
Notary's Public

My Commission Expires: 1/28/26

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 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 October 21, 2022 (date of document).

Affiant Signature

October 24, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of October, 2022

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY