1st

Karen Johnson Davidson County
Batch# 938319 DEEDWARRSP
11/04/2022 03:46:30 PM 7 pgs
Fees: $38.00 Taxes: $19,240.00
20221104-0119283

Prepared By:
S. Edward Flanagan, Esq.
KVCF, PLC
1401 East Cary Street
Richmond, VA 23219

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Encore at Brentwood Apartments, LLC c/o Graycliff Capital Development, LLC 200 East Broad St, Suite 220 Greenville, SC 29601	same	**Map 171** **Parcel 159.00**

THIS INDENTURE made as of this 4 day of November, 2022, between **MT. VIEW, LLC,** a Tennessee limited liability company, First Party, and **ENCORE AT BRENTWOOD APARTMENTS, LLC,** a Delaware limited liability company, Second Party;

W I T N E S S E T H :

THAT SAID FIRST PARTY, for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, to it in hand paid by said Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Second Party, the real property described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF;

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein.

TO HAVE AND TO HOLD the same unto the Second Party, its successors and assigns, together with all of the rights and interest thereunto belonging, in fee simple.

The First Party covenants that it is lawfully seized in fee simple of the premises; that it has a good and lawful right to sell and convey the same; and that said property is free and clear and unencumbered, with the exception of the 2022 taxes, which will be prorated as of the date of closing, and which Second Party assumes and agrees to pay; and the matters set forth in **Exhibit "B"** attached hereto and made a part hereof, and any and all other matters herein recited.

The First Party further covenants that it will warrant and defend the title to said premises unto the Second Party, its successors and assigns, against the lawful claims of all parties claiming by, through, or under the First Party, but no further or otherwise.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the said First Party has caused this instrument to be executed as of the day and year first above written.

Mt. View, LLC, a Tennessee limited liability company

By: _____
Name: Homayoun Aminmadani
Title: Chief Manager

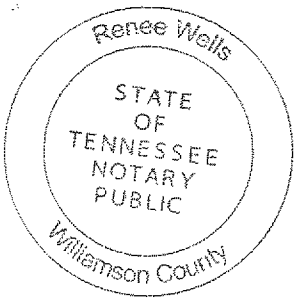
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Homayoun Aminmadani, 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 Chief Manager of Mt. View, LLC, a Tennessee limited liability company, and that he as such Chief Manager, 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 Chief Manager.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this the 1st day of November, 2022.

_____
Notary Public

My Commission Expires:
2-24-2024



STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

The actual consideration or value whichever is greater, for this transfer is $5,200,000.00.

Affiant

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

Notary Public

My Commission Expires: August 22, 2024

JULIE H. STRAUSBAUGH NOTARY PUBLIC SOUTH CAROLINA

EXHIBIT "A"

Legal Description

Being Lot No. 2, on the plan of Resubdivision of Section 2 Highlands of Brentwood of record in Book 7900, Page 674, Register's Office for Davidson County, TN. A/K/A: Situated in Davidson County, State of Tennessee, and being further described as:

Being a parcel of land in the 32nd Councilmanic District of Davidson County, Tennessee and located east of Stonebrook Drive, south of Old Hickory Boulevard, and shown as Parcel 159 on Map 171-00 as evidenced in Instrument Number 20000814-0080441 as evidenced in the Register's Office for Davidson County, Tennessee (RODCT) and being more particularly described as follows:

BEGINNING at an iron pin located along the east margin of Stonebrook Drive said iron pin being the northwest corner of the property herein described and said iron pin being the southwest corner of Lot 1 of the Resubdivision of Section 2 of Highlands of Brentwood (Parcel 128) as evidenced in Plat Book 7900, page 674 and Deed Book 6542, page 456, (RODCT), thence:

1. along the north line of the property herein described and common to Lot 1, South 42 degrees 20 minutes East a distance of 110.00 feet, to an iron pin, thence:

2. continuing along the north line of the property herein described and common to Lot 1, South 70 degrees 01 minutes 00 seconds East a distance of 96.86 feet to an iron pin, thence:

3. continuing along the north line of the property herein described and common to Lot 1 South 43 degrees 20 minutes 00 seconds East a distance of 9.50 feet to an iron pin, thence:

4. continuing along the north line of the property herein described and common to Lot 1 North 48 degrees 31 minutes 07 seconds East a distance of 218.91 feet to an iron pin, thence:

5. continuing along the north line of the property herein described and common to Lot 1 North 74 degrees 45 minutes 49 seconds East a distance of 266.36 feet to an iron pin, thence:

6. continuing along the north line of the property herein described and common to Lot 1 North 87 degrees 20 minutes 58 seconds East a distance of 108.12 feet to an iron pin, thence:

7. continuing along the north line of the property herein described and common to Lot 1 South 55 degrees 21 minutes 59 seconds East a distance of 117.89 feet to an iron pin, thence:

8. continuing along the north line of the property herein described and common to Lot 1 South 45 degrees 12 minutes 53 seconds East a distance of 188.80 feet to an iron pin, thence:

9. continuing along the north line of the property herein described and common to Lot 1 South 27 degrees 32 minutes 27 seconds East a distance of 260.04 feet to an iron pin, and said iron pin being in the north line of Gables-Tennessee Properties (Parcel 35) as evidenced in Deed Book 9392, page 276 (RODCT), thence:

10. leaving the line common to Highlands of Brentwood, following the line common to Gables-Tennessee Properties North 87 degrees 27 minutes 00 seconds West a distance of 32.63 feet to an iron pin, thence:

11. continuing along the line common to Gables-Tennessee Properties North 87 degrees 21 minutes 28 seconds West (passing an iron pin at the northwest comer of Gables-Tennessee Properties, and said iron pin being the northeast corner of Shaw & Jones Masonry Co. (Parcel 31) as evidenced in Deed Book 10681, page 5 (RODCT) a total distance of 280.26 feet to a concrete monument, said concrete monument being the northwest comer of Shaw and Jones and said monument being the northeast corner of Brentwood Villa Phase 3B as evidenced in Plat Book 6900, page 329, (RODCT), thence:

12. following along the north line of Brentwood Villa, Phase 3B North 87 degrees 04 minutes 31 seconds West a distance of 535.00 feet to an iron pin, said iron pin being in the south line of the property herein described, thence;

13. continuing along the line common to Brentwood Villa Phase 3B and with the line common to Brentwood Villas Phase 3A as evidenced in Plat Book 6900, page 185, (RODCT) North 46 degrees 35 minutes 45 seconds West a distance of 261.27 feet to an iron pin, thence:

14. continuing along the line common to Brentwood Villa Phase 3A North 71 degrees 12 minutes 00 seconds West a distance of 50.00 feet to an iron pin, said iron pin being in the east margin of Stonebrook Drive and said iron pin being the southwest corner of the property herein described, thence:

15. following the east margin of Stonebrook Drive North 18 degrees 48 minutes 00 seconds a distance of 100.00 feet to an iron pin the BEGINNING, containing 6.581 acres more or less, according to a survey by Jesse E. Walker, RLS

Being the same property conveyed to Mt. View LLC, a Tennessee limited liability company by Warranty Deed of record in Instrument No. 20070613-0071055, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Encumbrances

1. Real estate taxes for the year 2023 and subsequent years.

2. All matters disclosed by the Plan of record in Plat Book 7900, Page 674, Register's Office for Davidson County, Tennessee, and as shown on the Survey including, but not limited to:

   a. Public Utility and Drainage Easements;
   b. Ingress/Egress Easement;
   c. Minimum Building Setback lines.

3. Declaration of Easement of record in Instrument Number 200008140080440, in the Register's Office for Davidson County, Tennessee, as shown on the Survey.

4. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the ALTA/NSPS Land Title Survey Project No. W217316, prepared by Michael R. Williams TN RLS No. 1906 of HFR Design, dated 02-09-2021, and last revised October 26, 2022 (referred to herein as the "Survey") including, but not limited to:

   a. Utility and drainage lines, with meters, valves, poles and other appurtenances;
   b. Concrete Wall in northerly portion;
   c. Old Chain link fence crosses southerly property line by 2.0' +/-.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20220126-0009410, Register's Office for Davidson County, Tennessee.

6. Matters that would be disclosed by a visible inspection of the property.

7. Zoning and building restrictions and other laws, ordinances and regulations of governmental bodies having jurisdiction over the property.

Tennessee Certification of Electronic Document

I, James E. Spruill, 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 11/04/2022 (date of document).

Affiant Signature

11/04/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4th day of November, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

