Karen Johnson Davidson County
Batch# 944309 DEEDWARRSP
11/23/2022 10:52:30 AM 5 pgs
Fees: $28.00 Taxes: $33,300.00
20221123-0123967

FROM: THOMPSON PLACE PROPERTIES, LLC, a Tennessee limited liability company
TO: THOMPSON PL TN, LLC, a Delaware limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
Thompson PL TN LLC c/o Halaby Capital, Inc. 600 South Cherry Street, Suite 220 Denver, Colorado 80246	(same)	Map/Parcel 107-13-0-140.00

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-8966

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is Nine Million and No/100 Dollars ($9,000,000.00).

Affiant

Subscribed and sworn to before me, this the 21 day of November, 2022.

Notary Public

My Comm. Expires: 07-17-2023

HELEN F. MACKEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER 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 **THOMPSON PLACE PROPERTIES, LLC**, a Tennessee limited liability company, hereinafter called "**GRANTOR**", has bargained and sold, and by these presents does transfer and convey unto **THOMPSON PL TN, LLC**, a Delaware limited liability company, hereinafter called "**GRANTEE**", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference (the "**Property**").

Recording Requested By: N0040099/20222140CTN
FNTG-NCS Colorado

4894-5856-4926.1
40047210.2

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 21 day of November, 2022.

GRANTOR:

THOMPSON PLACE PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
Harvard Stephens, Member

By: _____
Barbara Anne Nabrit-Stephens, Member

STATE OF TENNESSEE)

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Harvard Stephens and Barbara Anne Nabrit Stephens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be the Members of **THOMPSON PLACE PROPERTIES, LLC**, a Tennessee limited liability company, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the foregoing entity.

Witness my hand and seal, this the 21 day of November, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 07-17-2023

HELEN F MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXP. JULY 17, 2023

HELEN F MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
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Exhibit A

Property

BEING a tract of land lying in the Third Civil District of Davidson County, Tennessee, bounded on the North by Thompson Place, on the East by the lands of A. J. Smith, on the West by the Crestview Apartments property and on the South by the Williamsburg Corporation property, being more particularly described as follows:

SAID tract of land begins at an iron pin on the southerly margin of Thompson Place at the northeast corner of the Crestview Apartments property; thence with the southerly margin of Thompson Place in an easterly direction with a curve to the right with a radius of 1885.27 feet a distance of 24 feet to an iron pin; thence continuing with said margin South 85° 46' East 18.30 feet to an iron pin on said margin; thence continuing with said margin and a curve to the left with a radius of 2,316.70 feet a distance of 197.79 feet to an iron pin at the northwest comer of the A. J. Smith property; thence with A. J. Smith's westerly line South 3° 14' 10" West 432.36 feet to an iron pin at the southwest corner of the A. J. Smith property and in the northerly line of the Williamsburg Corporation property; thence with the northerly line of the Williamsburg Corporation property North 85° 42' 30" West 240 feet to an iron pin at the southeast comer of the Crestview Apartments property; thence with the East boundary of the Crestview Apartments property North 3° 14' 10" East 423.51 feet to the point of beginning and containing 2.35 acres, more or less.

Being the same property conveyed to Thompson Place Properties, LLC by quitclaim deed from Harvard Stephens of record in Instrument No. 20181002-0097721 Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Encumbrances

1. Real estate taxes and assessments for the year 2023, a lien not yet due and payable.

2. Rights of tenants in possession under prior unrecorded residential leases, which leases do not contain an option to purchase or a right of first refusal.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4665, Page 1, in the Register's Office for Davidson County, Tennessee.

4. Drainage Easement of record in Book 5496, Page 45, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Teresa Hott, do hereby make oath that I am the custodian of the electronic
Signer's Name

version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Co

County of Denver

Personally appeared before me, Miriam E. Ellsworth, a notary public for this county and state,
Notary's Name

Teresa Hott, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 3/17/2022

NOTARY'S SEAL

MIRIAM E ELLSWORTH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19904002004
MY COMMISSION EXPIRES MARCH 17, 2022