SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 952848 DEEDWARR
12/19/2022 10:00:30 AM 9 pgs
Fees: $48.00 Taxes: $28,490.00
20221219-0130766

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $7,700,000.

Affiant

Subscribed and sworn to before me, this the 13th day of December, 2022.

Notary Public

My Commission Expires:

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires 9/28/25 DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Spencer Fane LLP, 511 Union Street, Suite 1000, Nashville, TN 37219

Name and Address of New Owner:	Map-Parcel Number(s):	Send Tax Bills To:
RC Midtown Nashville Apartments LLC 2 Carlson parkway, Suite 400 Plymouth, MN 55447	09212035100 09212035200 09212035300 09212035400 09212035500	SAME AS NEW OWNER

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Shaar Forero Properties, Inc.**, a Tennessee corporation (the "Grantor"), has this day bargained and sold, and by these presents does hereby transfer and convey unto **RC Midtown Nashville Apartments LLC**, a Delaware limited liability company (the "Grantee"), and its successors and assigns, forever, the real estate located in Davidson County, State of Tennessee (the "Property"), which Property is more particularly described on Exhibit A attached hereto and incorporated herein (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements and all of Grantor's interest, if any, in the land lying beneath the public roads and public rights-of-way adjoining the real property, all privileges, rights, easements, claims of adverse possession, rights of way and easements now or hereafter belonging or pertaining to any of the foregoing, including any portion thereof located in any neighboring rights of way, streets, or strips, all development rights, air rights, wind rights, water rights, riparian rights and water stock relating to the real property, and all other rights,

benefits, licenses, interests, privileges, easements, tenements, and hereditaments appurtenant to such real property or used in connection with the beneficial use and enjoyment of such real property or any improvements thereon, or in anywise appertaining to such real property or the improvements thereon (collectively with the Land, the "Property").

The Property is improved property located at (i) 216 15th Avenue North, Nashville, Davidson County, Tennessee 37203, and municipally known as Map/Parcel No. 09212035500; (ii) 218 15th Avenue North, Nashville, Davidson County, Tennessee 37203, and municipally known as Map/Parcel No. 09212035400; (iii) 220 15th Avenue North, Nashville, Davidson County, Tennessee 37203, and municipally known as Map/Parcel No. 09212035300; (iv) 222 15th Avenue North, Nashville, Davidson County, Tennessee 37203, and municipally known as Map/Parcel No. 09212035200; and (v) 224 15th Avenue North, Nashville, Davidson County, Tennessee 37203, and municipally known as Map/Parcel No. 09212035100.

This conveyance is expressly made subject to those matters (the "Permitted Exceptions") more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

GRANTOR COVENANTS WITH GRANTEE THAT GRANTOR IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY IN FEE SIMPLE AND GRANTOR HAS A GOOD RIGHT TO CONVEY THE PROPERTY.

GRANTOR FURTHER COVENANTS and binds Grantor and their heirs, successors and assigns to warrant and forever defend the title to the Property to Grantee and its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (subject to the Permitted Exceptions), but not further or otherwise.

EFFECTIVE this 13th day of December, 2022.

[*Signature page follows*]

[Signature page to Special Warranty Deed]

GRANTOR:

SHAAR FORERO PROPERTIES, INC.

By: _____

Name: William Shaar

Title: President

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared William Shaar, 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 President of the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained by signing his name as the President of Shaar Forero Properties, Inc.

WITNESS my hand and seal at office this 13th day of December 2022.

_____
NOTARY PUBLIC

My Commission Expires: _____

R. W. HARDISON
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 02-25-2023

EXHIBIT A

Property Description

TRACT 5
MAP/PARCEL 092 12 0 0351.00 224 15TH AVENUE NORTH

PARCEL I:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY PART OF LOT NO. 57 ON THE PLAN OF HYNES ADDITION (HINE'S ADDITION) TO NASHVILLE, AS OF RECORD IN MINUTE BOOK "B", PAGE 85, IN PLAN BOOK 1, PAGE 21, CHANCERY COURT AT NASHVILLE, DESCRIBED ACCORDING TO A SURVEY MADE BY ERLE DRAKE, COUNTY SURVEYOR, JULY 12, 1934, AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF 15TH AVENUE NORTH, FORMERLY CARROLL STREET, AT A POINT 142 FEET SOUTH OF THE SOUTHERLY MARGIN OF HYNES STREET, BEING THE CORNER OF LOTS NOS. 55 AND 57; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, EASTWARDLY 188 FEET TO THE WESTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, SOUTHWARDLY 33 FEET TO THE NORTHEAST CORNER OF A PART OF SAID LOT OWNED BY AGNES D. BEVINGTON; THENCE WITH HER NORTHERLY LINE, WESTWARDLY 183.5 FEET TO THE EASTERLY MARGIN OF 15TH AVENUE NORTH; THENCE WITH SAME, NORTHWARDLY 34 FEET TO THE BEGINNING.

PARCEL II:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 15.5 FEET OF THE SOUTHERLY 31 FEET OF LOT NO. 57 ON THE PLAN OF HYNES' ADDITION (HINE'S ADDITION) OF NASHVILLE, AS OF RECORD IN MINUTE BOOK "B", PAGE 85, AND PLAN BOOK 1, PAGE 21, CHANCERY COURT AT NASHVILLE, DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF 15TH AVENUE NORTH, FORMERLY CARROLL STREET, AT A POINT THAT IS 15.5 FEET NORTHERLY FROM THE COMMON CORNER OF LOT NOS. 57 AND 58; THENCE, WITH A SEVERANCE LINE RUNNING PARALLEL TO THE LINE BETWEEN SAID LOTS, EASTWARDLY TO THE

WESTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY NORTHWARDLY 15.5 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO LIZZIE C. STORY BY DEED FROM RICHARD B. THOMPSON AND WIFE, OF RECORD IN BOOK 546, PAGE 281, REGISTER'S OFFICE FOR SAID COUNTY, AND CONVEYED TO THE GRANTEE BY DEED FROM WILDER PROPERTIES, LTD., DATED DECEMBER 23, 1999, OF RECORD IN INSTRUMENT NO. 199912280307540, SAID

REGISTER'S OFFICE; THENCE WITH THE GRANTEE'S EXISTING SOUTHERLY LINE WESTWARDLY 183.5 FEET TO THE EASTERLY MARGIN OF 15TH AVENUE NORTH; THENCE WITH SAID AVENUE SOUTHWARDLY 15.5 FEET TO THE BEGINNING.

TRACT 6:
MAP/PARCEL 092 12 0 355.00 216 15TH AVENUE NORTH

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING THE NORTH PART OF LOT NO. 59 ON THE MAP OF HINE'S ADDITION, ACCORDING TO SURVEY AND PLAT OF SAME OF RECORD IN MINUTE BOOK B, PAGE 85 AND PLAN BOOK 1, PAGE 21, IN THE CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE ACCURATE AND COMPLETE DESCRIPTION OF SAID LOT.

SAID PART OF SAID LOT FRONTS 35 FEET ON THE WESTERLY SIDE (INCORRECTLY STATED AS EASTERLY SIDE IN BOOK 2880, PAGE 355) OF 15TH AVENUE NORTH, AS WIDENED AND RUNS BACK BETWEEN PARALLEL LINES, 166 FEET MORE OR LESS TO AN ALLEY.

TRACT 7:
MAP/PARCEL 092 12 0 354.00 218 15TH AVENUE NORTH

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTH HALF OF LOT NUMBER FIFTY-EIGHT HYNES ADDITION (HINES ADDITION) TO NASHVILLE, TENNESSEE, ACCORDING TO SURVEY AND PLAT OF SAME APPEARING OF RECORD IN MINUTE BOOK B, PAGE 85 AND PLAN BOOK 1, PAGE 21, IN THE CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE ACCURATE AND COMPLETE DESCRIPTION OF SAID LOT. SAID SOUTH HALF OF LOT 58 FRONTS THIRTY-TWO AND ONE-HALF FEET ON THE EASTERLY SIDE OF FIFTEENTH AVENUE, NORTH (FORMERLY STONEWALL STREET AND FORMERLY CARROLL STREET) AND RUNS BACK ON THE NORTH LINE ABOUT ONE HUNDRED SEVENTY FOUR (174) FEET AND ON THE SOUTH LINE ABOUT ONEHUNDRED SEVENTY ONE (171) FEET TO AN ALLEY ON WHICH IT MEASURES THIRTY-TWO (32) FEET.

TRACT 8:
MAP/PARCEL 092 12 0 353.00 220 15TH AVENUE NORTH

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING THE NORTH ONE-HALF OF LOT NO. 58 ON THE MAP OF HINE'S ADDITION TO NASHVILLE, TENNESSEE, ACCORDING TO SURVEY AND PLAT OF SAME OF RECORD IN MINUTE BOOK B, PAGE 85 AND PLAN BOOK 1, PAGE 21, IN THE CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE ACCURATE AND COMPLETE DESCRIPTION OF SAID LOT.

SAID PART OF SAID LOT FRONTS 32-1/2 FEET ON THE EAST SIDE OF 15TH AVENUE, NORTH (FORMERLY STONEWALL STREET), AND RUNS BACK BETWEEN LINES, 177 FEET ON THE NORTHERLY LINE, AND 174 FEET MORE OR LESS ON THE SOUTHERLY LINE, TO AN ALLEY ON WHICH IT MEASURES 32 FEET.

TRACT 9:
MAP/PARCEL 092 12 0 352.00 222 15TH AVENUE NORTH

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING THE SOUTHERLY PART OF LOT 57 OF HYNES' (HINE'S) ADDITION OF NASHVILLE, ACCORDING TO SURVEY AND PLAT OF SAME APPEARING OF RECORD

IN MINUTE BOOK B, PAGE 85 AND PLAN BOOK 1, PAGE 21, IN THE CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF 15TH AVENUE NORTH, FORMERLY CARROLL STREET, AT THE CORNER OF LOT NOS. 57 & 58; THENCE WITH THE LINE BETWEEN SAID TWO LOTS EASTWARDLY 177 FEET TO THE WESTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY NORTHWARDLY 31 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO LIZZIE C. STORY BY DEED FROM RICHARD
B. THOMPSON AND WIFE, OF RECORD IN BOOK 546, PAGE 281, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH STORY'S SOUTHERLY LINE WESTWARDLY 183.5 FEET TO THE EASTERLY MARGIN OF 15TH AVENUE NORTH; THENCE WITH SAID AVENUE SOUTHWARDLY 31 FEET TO THE BEGINNING.

LESS AND EXCEPT:

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING THE NORTHERLY 15.5 FEET OF THE SOUTHERLY 31 FEET OF LOT 57 ON THE PLAN OF HYNES' (HINE'S) ADDITION OF NASHVILLE, AS OF RECORD IN MINUTE BOOK B, PAGE 85 AND PLAN BOOK 1, PAGE 21, IN THE CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF 15TH AVENUE NORTH, FORMERLY CARROLL STREET, AT A POINT THAT IS 15.5 FEET NORTHERLY FROM THE COMMON CORNER OF LOT 57 & 58; THENCE, WITH A SEVERANCE LINE RUNNING PARALLEL TO THE LINE BETWEEN SAID LOTS, EASTWARDLY TO THE WESTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY NORTHWARDLY 15.5 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO LIZZIE C. STORY BY DEED FROM RICHARD B. THOMPSON AND WIFE, OF RECORD IN BOOK 546, PAGE 281, REGISTER'S OFFICE FOR SAID COUNTY; AND CONVEYED TO THE GRANTEE BY DEED FROM WILDER PROPERTIES, LTD, DATED DECEMBER 23, 1999, IN INSTRUMENT NO. 19912280307540, SAID REGISTER'S OFFICE; THENCE WITH

GRANTEE'S EXISTING SOUTHERLY LINE WESTWARDLY 183.5 FEET TO THE EASTERLY MARGIN OF 15TH AVENUE NORTH; THENCE WITH SAID AVENUE SOUTHWARDLY 15.5 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO SHAAR FORERO PROPERTIES, INC. BY CLERK AND MASTER'S DEED OF RECORD IN INSTRUMENT NO. 202103120033569, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Permitted Exceptions

1. All real estate taxes and assessments for 2023 and future years, the liens for such future years not yet due and payable;

2. All matters shown on that ALTA/NSPS Survey by Brad T. Thomas, TNRLS #2431, Barge Design Solutions, dated December 9, 2022 and being File No. 378240; and

3. All governmental zoning rules and regulations applicable to the ownership and use of the Property.

Tennessee Certification of Electronic Document

I, Matt Foster, 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 correct copy of the original document executed and authenticated according to law on 12/19/2022.

Affiant Signature

Date: 12/19/2022

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 7/22/2025

Date: 12/19/2022

Notary's Seal

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY