Karen Johnson Davidson County
Batch# 961354 DEEDWARRSP
01/17/2023 09:16:30 AM 6 pgs
Fees: $33.00 Taxes: $4,129.07
20230117-0003343

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
SOBRO II Apartments, LLC 3102 West End Avenue, Suite 780 Nashville, TN 37203	Map & Parcel No. 09314061300	SOBRO II Apartments, LLC 3102 West End Avenue, Suite 780 Nashville, TN 37203

This instrument prepared by: Petrina M. Markowitz, Esq., PO Box 59344, Potomac, MD 20859

SPECIAL WARRANTY DEED

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 all of which are hereby acknowledged, **SOBRO I APARTMENTS LLC**, a Delaware limited liability company ("**Grantor**"), has bargained and sold, and by these presents transfers and conveys to **SOBRO II APARTMENTS LLC**, a Delaware limited liability company ("**Grantee**"), Grantee's successors and assigns, the real property described on **Schedule 1**, which is attached hereto and incorporated herein by reference (the "**Property**"), together with all rights, interests, easements and hereditaments appurtenant thereto.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on **Schedule 2**, attached hereto and incorporated herein by reference (collectively, the "**Permitted Encumbrances**").

This is improved property located at 825 6TH Avenue South, Nashville, Tennessee.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $1,115,965.69

Affiant

Subscribed and sworn to before me this 10th day of January, 2023.

Notary Public
My Commission Expires: May 09, 2026

NICOLE LAVENDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Record & Return to:
Fidelity National Title Insurance Company
1620 L Street, NW, 4th Floor
Washington, DC 20036
File #: M B DC2202769 (TN LR 1/3)

Grantor covenants with Grantee, its successors and assigns, that the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances. Grantor covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

Except as otherwise expressly provided in this Deed or any other written agreement executed by Grantor, by acceptance of this Deed, Grantee acknowledges and agrees that: (i) Grantor has not made, is not making and specifically disclaims and negates any warranties, representations, guarantees or assurances (express or implied) regarding the Property or any rights, interests, easements and hereditaments appurtenant thereto; (ii) Grantee is purchasing the Property "As-Is, Where-Is" with all faults and all latent or patent defects; and (iii) Grantee, on behalf of itself and its successors and assigns, shall be deemed to have waived, released and discharged Grantor from all claims that Grantee or its successors or assigns has or may have against Grantor relating to the Property, whether known or unknown, existing or arising in the future, including, but not limited to, claims for contribution or indemnity under any environmental laws.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 13th day of January, 2023.

SOBRO I APARTMENTS LLC, a Delaware limited liability company

By: SoBro Investors LLC, a Delaware limited liability company, its Sole Member

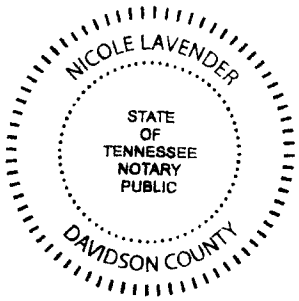
By: MCRT SoBro I LLC, a Delaware limited liability company, its Manager

By: Luca Barber
Luca Barber, Managing Director

STATE OF TENNESSEE
COUNTY OF
DAVIDSON

Before me, Nicole Lavender, a Notary Public of the State and County aforesaid, personally appeared Luca Barber, Managing Director of MCRT SoBro I LLC, a Delaware limited liability company, Manager of SoBro Investors LLC, a Delaware limited liability company, Sole Member of **SOBRO I APARTMENTS LLC**, a Delaware limited liability company, with whom I am personally acquainted, and who, upon oath, acknowledged to be Managing Director of MCRT SoBro I LLC, a Delaware limited liability company, Manager of SoBro Investors LLC, a Delaware limited liability company, Sole Member of **SOBRO I APARTMENTS LLC**, a Delaware limited liability company, and that Luca Barber, Managing Director of MCRT SoBro I LLC, a Delaware limited liability company, Manager of SoBro Investors LLC, a Delaware limited liability company, Sole Member of **SOBRO I APARTMENTS LLC**, a Delaware limited liability company, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand seal at office this 10th day of January, 2023.



Nicole Lavender
Notary Public

My Commission Expires: May 09, 2026

Signature Page to Special Warranty Deed]

SCHEDULE 1

PROPERTY DESCRIPTION

All that tract or parcel of land lying in the 19th Council District of Davidson County, Nashville, Tennessee, being Lot 2, consisting of 0.913 acres more or less, of the Modera SoBro Final Plat, recorded November 23, 2022, in Instrument Number 202211230123904, in the Register's Office of Davidson County, Tennessee.

Being a portion of the property conveyed to SOBRO I Apartments LLC, a Delaware limited liability company, by virtue of Quitclaim Deed from CPC-8 to 5, L.P., a Tennessee limited partnership, dated August 12, 2022, recorded August 17, 2022, in Instrument number 20220817-0093004, in the Register's Office of Davidson County, Tennessee.

SCHEDULE 2

PERMITTED ENCUMBRANCES

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

2. Zoning regulations and other governmental laws, rules, regulations, codes, orders and directives affecting the Property.

3. All matters of record legally affecting the Property

Certificate of Authenticity

I, Bryce Ballard, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic 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 District of Columbia

County of xxxxxxxxxxxxxxxxx

Personally appeared before me, Kathleen T. McHugh, a notary public for this county and state, Bryce Ballard who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This 13th day of January, 2023

Kathleen T. McHugh Notary's Signature

My Commission Expires: KATHLEEN T. MCHUGH NOTARY PUBLIC DISTRICT OF COLUMBI My Commission Expires October 31, 2024

Notary's Seal (If on paper)

