Karen Johnson Davidson County
Batch# 981568 DEEDWARRSP
03/16/2023 11:03:30 AM 6 pgs
Fees: $33.00 Taxes: $33,531.88
20230316-0019074

This instrument was prepared by:
Kelly L. Worman
Worman Law Group, PLLC
2000 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Applegate Apartments of Murfreesboro, LLC Gateway Apartments of Murfreesboro, LLC Dana Downs Apartments of Murfreesboro, LLC c/o Camp Properties, LLC P.O. Box 3728 Brentwood, TN 37024	Applegate Apartments of Murfreesboro, LLC Gateway Apartments, LLC Murfreesboro, LLC Dana Downs Apartments of Murfreesboro, LLC c/o Camp Properties, LLC P.O. Box 3728 Brentwood, TN 37024	104-15-0-459.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ECG 2409 MIDTOWN, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **APPLEGATE APARTMENTS OF MURFREESBORO, LLC**, a Tennessee limited liability company (as to undivided 33.95% interest), **GATEWAY APARTMENTS OF MURFREESBORO, LLC**, a Tennessee limited liability company (as to undivided 44.47% interest), and **DANA DOWNS APARTMENTS OF MURFREESBORO, LLC**, a Tennessee limited liability company (as to undivided 21.58% interest) (collectively, "Grantees"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A.**

This is improved property located at 2409 21st Avenue South, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantees, its successors and assigns, forever.

Grantor does hereby covenant with Grantees that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $9,062,670.00.

Affiant

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

POLLY REMBERT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 9/2/2024

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 5th day of March, 2023.

GRANTOR:

ECG 2409 MIDTOWN, LLC, a
Tennessee limited liability company

By: ECG Midtown Investors, LLC
Its: Sole Member

By: ECG Midtown Investors Manager, LLC
Its: Manager

By: Ryan Seibels
Name: Ryan Seibels
Its: Vice President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named Ryan Seibels, 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 Authorized Agent of ECG Midtown Investors Managers, LLC, the within named bargainor ("Manager"), which is the manager of ECG Midtown Investors, a Tennessee limited liability company ("Sole Member"), which is the Sole Member of Grantor and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Manager by himself the Authorized Agent of Manager, the Manager being authorized to act on behalf of Sole Member, the Sole Member being authorized to act on behalf of the Grantor.

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

Polly Rembert
NOTARY PUBLIC

POLLY REMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/2/2024

EXHIBIT A
Property Description

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of a Resubdivision of Lot No. 69 on the Plan of Belair Subdivision of record in Book 4860, Page 14, Register's Office of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northerly margin of Westwood Avenue, said point being the common front corner of Lots Nos. 1 and 2; thence with the east line of Lot No. 1 north 8° 43' east 183.93 feet to a point; thence south 80° 59' east 234.0 feet to a point in the westerly margin of 21st Avenue South, formerly Hillsboro Road; thence with said westerly margin of 21st Avenue South; south 37° 33' west 186.79 feet to a point at the beginning of a curve in a southwesterly direction a distance of 19.98 feet to a point in the northerly margin of Westwood Avenue; thence with said northerly margin of Westwood Avenue north 81° 45' west 124.44 feet to the point of beginning.

Being the same property conveyed to ECG 2409 MIDTOWN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from WELCH REAL ESTATE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20161006-0105927, dated October 5, 2016, in the Register's Office of Davidson County, Tennessee. For further reference see Quitclaim Deed of record as Instrument No. 20161006-0105928, dated October 5, 2016, in the Register's Office of Davidson County, Tennessee.

Included in the above property description but specifically excluded is property conveyed to The Metropolitan Government of Nashville and Davidson County of record as Instrument No. 20210520-0068377, dated May 14, 2021, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes for the year 2023 and subsequent years, a lien not yet due and payable.

2. The rights and claims of tenants in possession, as tenants only, under prior unrecorded leases.

3. Matters shown on the Plan of record in Plat Book 4860, page 14, in the Register's Office of Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4842, page 173, in the Register's Office of Davidson County, Tennessee.

5. Easement of record in Book 9146, page 312 and Book 9687, page 949, in the Register's Office of Davidson County, Tennessee.

6. Agreement for Dedication of Public Right-Of Way of record as Instrument No. 20210520-0068377, in the Register's Office of Davidson County, Tennessee.

7. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20210719-0096546, in the Register's Office of Davidson County, Tennessee.

8. Memorandum of Lease of record in Book 9141, page 669, with an Assignment & Assumption Agreement of record as Instrument No. 20010605-0058414 and amended by Agreement & Memorandum of Second Amendment to Lease Agreement, of record as Instrument No. 20110418-¬0029551, in the Register's Office of Davidson County, Tennessee.

9. Memorandum of Lease of record in Book 9978, page 402, and amended by First Amendment to Memorandum of Lease of record at Instrument No. 20131106-0115105, in the Register's Office of Davidson County, Tennessee.

10. Any and all discrepancies, conflicts, facts, matters and conditions shown on that certain ALTA/NSPS Land Title Survey prepared by J. Alan Cummings, TN RLS No. 2351, dated January 24, 2023.

Certificate of Authenticity

I, Seth Dearinger, do hereby make oath that I am 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 3/10/2023

3/14/2023

Date

Affiant Signature

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of March , 2023

Notary's Signature

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires
Oct. 22, 2025