1st

Karen Johnson Davidson County
Batch# 984249 DEEDWARRSP
03/23/2023 03:09:30 PM 6 pgs
Fees: $33.00 Taxes: $27,053.81
20230323-0021254

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (DMS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map/Parcel Number(s)
Dana Downs Apartments of Murfreesboro, LLC and City Edge Holdings, LLC P.O. Box 3728 Brentwood, TN 37024	Same	091-14-0-151.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, OCTANE PARTNERS WBR, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey, unto DANA DOWNS APARTMENTS OF MURFREESBORO, LLC, a Tennessee limited liability company, an undivided 16.185% interest and CITY EDGE HOLDINGS, LLC, a Tennessee limited liability company, an undivided 83.815% interest (collectively, the "Grantee"), their successors and assigns, in a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except for the matters described on Exhibit B attached hereto.

Grantor further covenants and binds itself to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor (but not further or otherwise), except for claims arising out of the matters described on Exhibit B attached hereto.

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 21 day of March, 2023.

OCTANE PARTNERS WBR, LLC,
a Tennessee limited liability company

By: _____
Name: Mark Banks
Title: Chief Manager/President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, Mark Banks, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager/President of Octane Partners WBR, LLC, a Tennessee limited liability company, the within named bargainor, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 11 day of March, 2023.

Anna Kristin Yarbrough
Notary Public

ANNA KRISTIN YARBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-6-24

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $7,311,840.

Affiant

Sworn to and subscribed before me this 11 day of March, 2023.

Notary Public

My Commission Expires: 3-6-24

ANNA KRISTIN YARBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Land located in the 20th Councilmanic District of Davidson County, Tennessee, being located Southwesterly of the State Route 155 White Bridge Pike and U.S. Highway 70 Charlotte Avenue intersection and being the Southerly part of Lot 12 and Lot 13 and part of Block No. 18 in C.C. Vernon's Subdivision of 146 acres as recorded in Deed Book 161, Page 164, in the Register's Office of Davidson County, Tennessee and also being the Amnon Shreibman Trustee of the Shreibman Family Trust Property as recorded as Instrument #20051221-0153121, in the Register's Office of Davidson County, Tennessee and being more particularly described according to a survey dated March 18, 2014 prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, as follows:

Beginning at an existing 1/2" iron pin monument in the westerly right-of-way of State Route 155 (White Bridge Pike), said monument being a Southeasterly corner common to the McGowan Family Investments, LLC Property, as recorded as Instrument #20130812-0084291, in the Register's Office of Davidson County, Tennessee;

Thence leaving said McGowan Family Investments, LLC Property and continuing along with the Westerly right-of-way of State Route 155 (White Bridge Pike), S 00°52'35" E, a distance of 224.43' to a new iron pin monument, said monument being the Northerly right-of-way of Public Alley #1524;

Thence leaving said Westerly right-of-way of State Route 155 (White Bridge Pike) and continuing along with the Northerly and Easterly lines of Public Alley #1524 the following four calls: S 73°30'43" W a distance of 130.31' to an existing 1/2" iron pin monument;

Thence with a curve turning to the right with an arc length of 15.74', with a radius of 10.00', with a chord bearing of N 61°23'43" W, with a chord length of 14.17', to a new brass disk;

Thence N 16°18'09" W a distance of 106.12' to a new brass disk;

Thence S 73°32'34" W a distance of 29.61' to a new iron pin monument, said monument being the Southeasterly corner common to the Fifth Third Bank, N.A. Property, as recorded as Instrument #20080208- 0013298, in the Register's Office of Davidson County, Tennessee;

Thence leaving said Public Alley #1524 and continuing along with the southerly lines of the Fifth Third Bank, N.A. Property the following two calls: N 16°19'56" W a distance of 100.05' to a new iron pin monument;

Thence N 73°31'47" E, a distance of 229.70' to an existing 1/2" iron pin monument in the State Route 155 (White Bridge Pike), which is the point of beginning, having an area of 39,736 square feet, 0.91 acres more or less.

Being the same property conveyed to Octane Partners WBR, LLC, a Tennessee limited liability company, by Special Warranty Deed from Spiva Family Partners, a Tennessee general partnership, of record in Instrument No. 20210408-0047078, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

EXCEPTIONS TO TITLE

1. Taxes for the year 2023, a lien, but not yet due or payable.

2. Subject to all matters shown on the Plan of record in Plat Book 161, Page 164, in the Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Public Right of Way of record in Instrument Number 20210618-0082493, in the Register's Office for Davidson County, Tennessee.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20210527-0072167, in the Register's Office for Davidson County, Tennessee.

5. Easement Agreement of record in Book 7761, Page 310, in the Register's Office for Davidson County, Tennessee, as amended and restated by Amended and Restated Easement Agreement of record as Instrument 20230306-0015895 in the Register's Office for Davidson County, Tennessee.

6. Terms and provisions of unrecorded Lease dated September 29, 2020, by and between Octane Partners WBR, LLC, a Tennessee limited liability company, Landlord, and 7-Eleven, Inc., a Texas corporation, Tenant, as amended by that certain First Amendment of Lease dated January 26, 2021, as subordinated by the Subordination, Non-Disturbance and Attornment Agreement of record at Instrument No. 20210408-0047081, Subordination, Non-Disturbance and Attornment Agreement of record at Instrument No. 20210408-0047083.

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 03/21/2023 (date of document).

Affiant Signature

03/23/2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of MARCH, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY