Karen Johnson Davidson County
Batch# 1019806 DEEDWARRSP
06/27/2023 03:34:30 PM 9 pgs
Fees: $48.00 Taxes: $357,050.00
20230627-0048996

This Instrument Prepared by:

King & Spalding LLP
300 S Tryon Street
Charlotte, North Carolina 28202
Attention: R. Davis Powell, Esq.

After Recording, Return to:

North Gulch GFPG, LLC
c/o GF Properties Group, LLC
320 S. Teller Street, Suite 220
Lakewood, CO 80226

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

To the best of affiant's knowledge, the actual consideration or value, whichever is greater, for this transfer is $96,500,000.00

Affiant – Grantee

Subscribed and sworn to before me, this 21 day of June, 2023

Notary Public
My Commission Expires: 02-10-2025

QUANG QUI THIEN LE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214005614
MY COMMISSION EXPIRES FEBRUARY 10, 2025

Address New Owner as Follows:
North Gulch GFPG, LLC
c/o GF Properties Group, LLC
320 S. Teller Street, Suite 220
Lakewood, CO 80226

Send Tax Bills To:

Same

Map-Parcel Number and Property Address:
093-01-0-089.00

601 11th Avenue
Nashville, TN 37203

SPECIAL WARRANTY DEED

[Nashville, Tennessee]

THIS INDENTURE, made as of the 27 day of June, 2023, by and between **NORTH GULCH APARTMENTS LLC**, a Delaware limited liability company (hereinafter called "**Grantor**") and **NORTH GULCH GFPG, LLC**, a Delaware limited liability company (hereinafter called "**Grantee**"; the words "Grantor" and "Grantee" to include their respective successors and assigns where the context requires or permits);

W I T N E S S E T H, That:

GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, all that tract or parcel of land being more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof, together with any and all plants, trees, timber, shrubbery, improvements, and fixtures located thereon or attached thereto, and all rights, easements, licenses and benefits appurtenant thereto (hereinafter referred to as the "**Property**") subject only to those matters set forth on Exhibit "B", attached hereto and by this reference incorporated herein and made a part hereof (hereinafter referred to as the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee forever in FEE SIMPLE.

AND GRANTOR will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons claiming by, under, or through Grantor but not further or otherwise.

[REMAINDER OF THE PAGE INTENTIONALLY LEFT BLANK]

GRANTOR:

NORTH GULCH APARTMENTS LLC,
a Delaware limited liability company

By: Jason Glasser
Jason Glasser, Authorized Signatory

STATE OF New York

COUNTY OF Bronx

Before me, a Notary Public of the state and county aforesaid, personally appeared Jason Glasser, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as his free act and deed.

WITNESS my hand and seal, at office in *(county, state)* New York, New York, this 21st day of June, 2023.

Christine Santiago
Notary Public

My Commission Expires: _____

Christine Santiago
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SA6200202
Qualified in Bronx County
Commission Expires January 26, 2025

State of New York)
) ss.:
County of Bronx)

On the 21st day of June in the year 2023 before me, the undersigned, a Notary Public in and for said State, personally appeared Jason Glasser, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the written instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Christine Santiago
Notary Public

My Commission Expires: _____

Christine Santiago
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SA6200202
Qualified in Bronx County
Commission Expires January 26, 2025

[Signature Page to Special Warranty Deed]

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

Property situated in the 19th Council District of Nashville, Davidson County Tennessee, being the North Gulch Apartments LLC property as of record in Instrument Number 20160513-0048009, Register's Office for Davidson County, Tennessee, containing 3.00 acres, more or less, being more particularly described as follows;

Beginning at a chiseled "X" in a concrete wall located at the intersection of the northerly right of way for Lifeway Plaza and the westerly right of way for the CSX Railroad property; thence with said northerly right of way the following 4 calls;

South 62°09'55" West, a distance of 127.29 feet to a PK Nail, found (PKNF)

South 67°00'00" West, a distance of 97.56 feet to an Iron Pin, found (IPF);

South 72°41'51" West, a distance of 11.00 feet to an (PKNF);

South 62°07'29" West, a distance of 150.36 feet to a (PKNF);

Thence leaving said right of way for Lifeway Plaza and with the easterly right of way for 11th Avenue North and the northerly right of way for Clinton Street the following 6 calls;

North 28°41'24" West, a distance of 185.62 feet to a (PKNF);

North 34°27'46" West, a distance of 24.12 feet to a (PKNF);

North 29°01'49" West, a distance of 168.71 feet to an (IPF);

With a curve to the left having a radius of 27.99 feet, an arc length of 20.03 feet and a chord bearing and distance of

North 49°31'38" West, 19.60 feet to a chiseled "X" on a concrete wall;

North 28°41'24" West, a distance of 11.24 feet to a chiseled "X" on a concrete wall;

South 62°14'09" West, a distance of 233.53 feet to an (IPF);

Thence leaving said right of way for Clinton Street and with the westerly boundary of the Lifeway Christian Resources of the Southern Baptist Convention property as of record in Instrument Number 20180214-0014419,

North 28°03'48" West, a distance of 94.05 feet to an (IPF), said pin located in in the southerly boundary of the CSX Railroad property; thence leaving said Lifeway Christian boundary and with the southerly right of way for CSX the following 5 calls;

With a curve to the right having a radius of 754.49 feet, and arc length of 168.60 feet, and a chord bearing and distance of North 78°15'49" East 168.25 feet to an (IPF);

North 84°26'10" East, a distance of 25.02 feet to an (IPF);

North 31°44'42" East, a distance of 55.79 feet to an (IPF);

With a curve to the right having a radius of 710.90 feet, an arc length of 196.96 feet, and a chord bearing and distance of South 82°41'52" East 196.33 feet, to an (IPF);

With a curve to the right having a radius of 932.64 feet, an arc length of 447.80 feet, and a chord bearing and distance of South 60°59'49" East 443.51 feet, to the Point of Beginning and containing 3.00 Acres, more or less.

BEING THE SAME PROPERTY CONVEYED TO NORTH GULCH APARTMENTS LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED FROM BELLSOUTH TELECOMMUNICATIONS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 201605130048009, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED EXCEPTIONS

1. [Intentionally Deleted]

2. [Intentionally Deleted]

3. [Intentionally Deleted]

4. [Intentionally Deleted]

5. Any claim to oil, gas, minerals, and all rights incident thereto, previously conveyed, transferred, leased or reserved.

6. [Intentionally Deleted]

7. [Intentionally Deleted]

8. Grantor makes no assurances under this Deed as to the acreage or square footage contained in the Land.

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

10. [Intentionally Deleted]

11. Easements reserved in Metropolitan Government of Nashville and Davidson County, Tennessee Ordinance No O96-443 of record in Instrument No. 200003200028342, in the Register's Office of Davidson County, Tennessee.

12. Terms and provisions of Stormwater Detention Agreement, by and between Nashville Urban Partners 2004, LLC and Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 200406250075483, in the Register's Office of Davidson County, Tennessee.

13. Terms and provisions of Notice of Land Use Restrictions, by Nashville Urban Partners, 2004, LLC, of record in Instrument No. 200503310034937; as amended in Instrument No. 201602100012937, in the Register's Office of Davidson County, Tennessee.

14. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by North Gulch Apartments, LLC, of record in Instrument No. 201606130059385, in the Register's Office of Davidson County, Tennessee.

15. Agreement for Dedication of Easement and/or Public Street Right-of-Way from North Gulch Apartments LLC to The Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 201609010092198, in the Register's Office of Davidson County, Tennessee.

16. Grant of Underground Easement from North Gulch Apartments LLC to Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 201701270008905, in the Register's Office of Davidson County, Tennessee.

17. Terms and provisions of Grant of Easement, by and between North Gulch Apartments LLC and Comcast of Nashville I, LLC, of record in Instrument No. 201709210096821, in the Register's Office of Davidson County, Tennessee.

18. Rights of the Railroad Company to expand its right of way to its full charter width.

19. Rights of tenants in possession, as tenants only, under prior unrecorded residential leases.

20. Any rights, interests, or claims which may exist or arise by reason of the following facts shown on the ALTA/NSPS Land Title Survey dated May 9, 2023 and last revised June ___, 2023, prepared by Bryan A Shirley, on behalf of Blew & Associates, P.A. for Pixis, LLC, as Job Number 23-04-030:

a) fences do not follow boundary lines at varying distances;
b) wall extends past southeasterly boundary line by +/- 5.8 feet.

Tennessee Certification of Electronic Document

I, Emily Tarson, 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 6/24/2023 (date of document).

Emily Tarson
Affiant Signature

6/27/2023
Date

State of Illinois
County of Cook

Sworn to and subscribed before me this 27 day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: Feb. 21, 2025

NOTARY'S SEAL

JUANITA CHANDLER
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Feb 21, 2025