This Instrument Prepared By:
Kelly L. Worman
Worman Law Group, PLLC
2000 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1063566 DEEDWARRSP
10/23/2023 08:20:30 AM 5 pgs
Fees: $28.00 Taxes: $29,600.00
20231023-0082663

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
CRP/ECG Hillside Zone 7, L.L.C. 1030 16th Ave. S., Suite 500 Nashville, TN 37212	CRP/ECG Hillside Zone 7, L.L.C. 1030 16th Ave. S., Suite 500 Nashville, TN 37212	105 05 0 355.00

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, **PARK AT HILLSIDE, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **CRP/ECG HILLSIDE ZONE 7, L.L.C.**, a Delaware limited liability company ("Grantee"), 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.**

The Property is improved real property located at 1501 Hillside Avenue, Nashville, Tennessee 37203.

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

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

Grantor does further covenant and bind himself, his heirs 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 $8,000,000.00.

Affiant

Subscribed and sworn to me this 17 day of October, 2023.

NOTARY PUBLIC

My Commission Expires: 7/6/26

KAYLA CLOSSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 6, 2026
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 18 day of October, 2023.

GRANTOR:

PARK AT HILLSIDE, LLC, a
Tennessee limited liability company

By: EdgeHill Investors, LLC
Its: Member

By: EdgeHill Investors Manager, LLC
Its: Manager

By: _____
Benjamin M. Brewer, its Vice President

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Ben Brewer, 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 Vice President of EdgeHill Investors Manager, LLC ("Manager"), which is the manager of EdgeHill Investors, LLC ("Member"), which the member of Grantor, the within named bargainor, and that he as such Vice President, being authorized to do so, executed the forgoing instrument for the purposes therein contained, by signing the name of Manager by himself the Vice President of Manager, the Manager being authorized to act on behalf of Member, the Member being authorized to act on behalf of Grantor.

WITNESS my hand and seal at office this 17 day of October, 2023.

_____
Notary Public

My Commission Expires: 7/6/26

KAYLA CLOSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 6, 2026
COUNTY OF DAVIDSON

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EXHIBIT A

Tract I:

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of The Park at Hillside, Resubdivision of Lot 1, Edgehill Estates, Section One, Resubdivision of Lot 2, as shown on plat of record as Instrument No. 20191106-0114717, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Park at Hillside, LLC, a Tennessee limited liability company by Special Warranty Deed from The Park at Hillside W TIC, LLC, a Tennessee limited liability company and The Park at Hillside 752 TIC LLC, a Tennessee limited liability company as tenants in common of record in Instrument No. 20161005-0105109, Register's Office for Davidson County, Tennessee, dated September 30, 2016 and recorded on October 5, 2016.

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EXHIBIT B

1. Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

2. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 201509110092391, in the Register's Office for Davidson County, Tennessee.

3. Cable Television Easement and Maintenance Agreement of record in Instrument Number 20000418-0038818, in the Register's Office for Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Easements, Covenants and Restrictions of record in Instrument Number 20201216-0148947, Register's Office for Davidson County, Tennessee.

5. Subject to all shown on the Plan of record in Plat at Instrument No. 20191106-0114717, Register's Office for Davidson County, Tennessee, shown on the Survey.

6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20230214-0010652, in the Register's Office for Davidson County, Tennessee.

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Tennessee Certification of Electronic Document

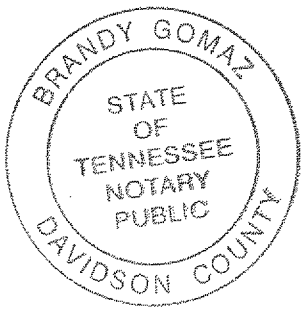
I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 18, 2023 (date of document).

Affiant Signature

10/23/2023
Date

State of Tennessee
County of Williamson

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



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25