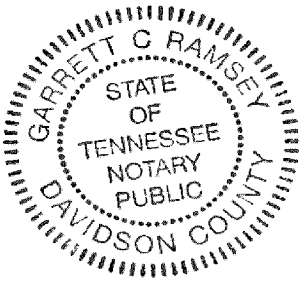
Karen Johnson Davidson County
Batch# 1082667 DEEDWARRSP
12/15/2023 02:45:30 PM 7 pgs
Fees: $38.00 Taxes: $69,245.50
20231215-0097035

STATE OF TENNESSEE
COUNTY OF DAVIDSON



The actual consideration or value, whichever is greater, for this transfer is $18,715,000.00.

Affiant: Andrew Steffens

Subscribed and sworn to before me, this 30 day of ~~December~~ November, 2023.

Notary Public
My commission expires: 7/9/24

THIS DOCUMENT PREPARED BY
AND UPON RECORDATION RETURN TO:
Alston & Bird LLP
One Atlantic Center
1201 West Peachtree Street
Atlanta, Georgia 30309
Attention: Colony C. Canady

Address of New Owner:	**Send Tax Bills To:**	**Tax Parcel No(s).**
c/o Wood Partners 15 Music Square West Nashville, TN 37203	Same Address	105-01-0-494.00

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED (this "Deed") is made as of December 14, 2023, by **ROCHELLE CENTER**, an Tennessee non-profit corporation (hereinafter called "Grantor"), in favor of **ROCHELLE APARTMENTS OWNER, LP**, a Delaware limited partnership (hereinafter called "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described on Exhibit A, attached hereto and made a part hereof, together with all buildings, improvements and fixtures located thereon (the "Property").

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

Grantor will warrant and forever defend the right and title to the Property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise. This Deed and the warranty of title contained herein are made expressly subject to those certain matters set forth on Exhibit B attached hereto and made a part hereof, but not otherwise.

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

[SEE SIGNATURE ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has duly executed this Deed as an instrument under seal as of the date set forth above.

GRANTOR:

ROCHELLE CENTER,
a Tennessee non-profit corporation

By: Kathleen Byington
Name: Kathleen Byington
Its: Chair, Executive Board

STATE OF TN

COUNTY OF DAVIDSON

Before me, Keith H Boling, a notary public of the aforementioned state and county, personally appeared Kathleen Byington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Chair, Executive Board of Rochelle Center, a Tennessee non-profit corporation, the within-named Grantor, and that she executed the foregoing instrument for the purposes herein contained, by signing the name of the Grantor by herself in such capacity

WITNESS my hand and seal in the County and State set forth above, this the 14 day of December, 2023.

Keith Boling
Notary Public
My Commission Expires: 10/4/2027

KEITH H. BOLING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Property

Real property located in Davidson County, Tennessee, which is more particularly described below:

BEING LOT NO. 1 ON THE PLAN OF SECTION VIII, EDGEHILL ESTATES, AS OF RECORD IN BOOK 4350, PAGE 100, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT IN THE EAST MARGIN OF 12TH AVENUE SOUTH, AT THE SOUTHWEST CORNER OF THE SUBJECT PREMISES; THENCE ALONG SAID AVENUE, NORTH 12° 46' 36" EAST 272.26 FEET TO A MONUMENT; THENCE NORTHEASTERLY AROUND A CURVE, 37.08 FEET TO A MONUMENT IN THE SOUTH MARGIN OF SOUTH STREET; THENCE ALONG THE MARGIN OF SAID STREET, SOUTH 81° 40' 19" EAST 412.47 FEET TO AN IRON PIN; CONTINUING SOUTH 82° 14' 04" EAST 200.08 FEET TO A CONCRETE MONUMENT; THENCE LEAVING SOUTH STREET, SOUTH 07° 45' 56" WEST 240 FEET TO A CONCRETE MONUMENT IN THE NORTH MARGIN OF A 50 FOOT FUTURE STREET; THENCE WITH THE MARGIN OF SAID STREET, NORTH 82° 14' 04" WEST 370 FEET TO AN IRON PIN; THENCE WITH A CURVE, SOUTHWESTERLY 78.54 FEET TO A CONCRETE MONUMENT; THENCE LEAVING SAID STREET, NORTH 82° 14' 04" WEST 241.46 FEET TO THE POINT OF BEGINNING.

BEING PART OF THE SAME PROPERTY CONVEYED TO ROCHELLE CENTER, BY DEED FROM W.R. ROCHELLE FOUNDATION, INC., OF RECORD IN INSTRUMENT NO. 201010040079123, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Being further described in accordance with an ALTA/NSPS Land Title Survey prepared by Clint Elliott Survey, bearing the seal of John S. Patteson, TN RLS No. 1829, dated October 23, 2023, last revised December 11, 2023, Project No. Southside CT 1020, as follows:

SITUATED within the 17th Council District of Davidson County, Tennessee, being Lot # 1 on the Plan of Section VIII, Edgehill Estates, as of record in Book 4350, Page 100, Register's Office for Davidson County, TN and being more particularly bounded and described as follows:

BEGINNING at a concrete monument on the east right of way line of 12th Avenue S and marking a common corner of property now or formerly belonging to O.I.C. Gulch Row Townhomes (MA-20200117 0006421);

Thence along the east right of way of 12th Avenue S the following to (2) calls:

1. North 12 Degrees 46 Minutes 36 Seconds East, a distance of 272.26 feet to an iron rod;
2. Along a curve to the right having a radius of 25.00 feet, a chord bearing of North 55 Degrees 25 Minutes 15 Seconds East, and a chord distance of 33.77 feet to an iron rod on the south right of way line of South Street;

Thence leaving the east right of way line of 12th Avenue S and with the south right of way line of South Street the following two (2) calls:

1. South 81 Degrees 40 Minutes 19 Seconds East, a distance of 412.47 feet to an iron rod;
2. South 82 Degrees 14 Minutes 04 Seconds East, a distance of 200.08 feet to an iron rod marking a common corner of property now or formerly belonging to O.I.C. 1017 South Street (MA-20151028 0109861);

Thence leaving the south right of way line of South Street and with the line of O.I.C. 1017 South Street and continuing with the west right of way line of Alley #403, South 07 Degrees 45 Minutes 56 Seconds West, a distance of 239.82 feet to an iron rod on the north right of way line of Southside Court;

Thence leaving the west right of way line of Alley #403 and with the north right of way line of Southside Court the following two (2) calls:

1. North 82 Degrees 14 Minutes 04 Seconds West, a distance of 369.81 feet to an iron rod;
2. Along a curve to the left, having a radius of 50.00 feet, a chord bearing of South 52 Degrees 42 Minutes 26 Seconds West and a chord distance of 70.78 feet to an iron rod on the north right of way line of Alley #420;

Thence leaving the north right of way line of Southside Court and with the north right of way line of Alley #420 and continuing with the line of O.I.C. Gulch Row Townhomes, North 82 Degrees 14 Minutes 04 Seconds West, a distance of 241.46 feet to the **POINT OF BEGINNING** and containing 168,354 sf or 3.864 acres more or less.

EXHIBIT B

Permitted Exceptions

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

2. 30-foot setback line; water lines, sewer lines, 10 foot utility easement as shown on plat(s) of record, in Book 4350, Page 100, in the Register's Office of Davidson County, Tennessee, approximate location of which is shown on Survey.

3. Terms and provisions of Anchor Easement, by and between Scott O. Diehl and Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government, or record in Instrument No. 201604060032953, in the Register's Office of Davidson County, Tennessee.

4. 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 October 23, 2023, last revised December 11, 2023, prepared by Clint Elliott Survey bearing the seal of John T. Patterson, TN No. 1829, as Job Number Southside CT 1020 (the "Survey"):

    a. Overhead power lines, water lines, sanitary sewer lines crossing property outside of any easement areas;
    b. Bus stop (no easement found);
    c. Metro water line (no easement found);
    d. Concreate walk extends beyond property line into right of way of Southside Court.

Tennessee Certification of Electronic Document

I, Richard E. Winkler, 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 _____ (date of document).

Affiant Signature

Date

State of Georgia

County of Fulton

Sworn to and subscribed before me this _____ day of _____, 2_____.

Notary's Signature

MY COMMISSION EXPIRES: 02/09/2027

NOTARY'S SEAL

