Karen Johnson Davidson County
Batch# 1085390 DEEDWARRSP
12/22/2023 01:48:30 PM 6 pgs
Fees: $33.00 Taxes: $88,800.00
20231222-0098915

SPECIAL WARRANTY DEED

FROM: White Bridge Multifamily Partners, LLC, a Delaware limited liability company
TO: The Fountains Apartments, LLC, a Tennessee limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
The Fountains Apartments, LLC 4535 Harding Road, Suite 309 Nashville, TN 37205	(same)	103-10-0-132.00

THIS INSTRUMENT PREPARED BY: Holland & Knight LLP, Nashville City Center, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-8966

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is Twenty-Four Million and No/100 Dollars ($24,000,000.00).

Affiant

Subscribed and sworn to before me, this the 22nd day of December, 2023.

Notary Public

My Comm. Expires: 5-5-25

BRANDY GOMAZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **WHITE BRIDGE MULTIFAMILY PARTNERS, LLC**, a Delaware limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **THE FOUNTAINS APARTMENTS, LLC**, a Tennessee limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

See Exhibit A attached hereto and incorporated herein.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit B attached hereto and incorporated herein (the "Permitted Exceptions").

This is improved property commonly known as 97 White Bridge Pike, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 22nd day of December, 2023.

GRANTOR:

WHITE BRIDGE MULTIFAMILY PARTNERS, LLC, a Delaware limited liability company

By: _____
Name: Gavin P. White
Title: Authorized Officer

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Gavin P. White, 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 Officer of **WHITE BRIDGE MULTIFAMILY PARTNERS, LLC**, a Delaware limited liability company, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the foregoing entity.

Witness my hand and seal, this the 20th day of December, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 9.21.24

KIMBERLY KNOST
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

EXHIBIT A

The Property

BEING a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the westerly margin of Old White Bridge Road and the southerly margin of Brookwood Place and being more particularly described as follows:

BEGINNING at an iron pin in the southerly margin of Brookwood Place at the northeast corner of Lot No. 70 on the Plan of Hillwood Terrace, Section 2, of record in Plat Book 3300, page 73, Register's Office for Davidson County, Tennessee;

THENCE, with said southerly margin and a curve to the left having a central angle of 04° 47' 31", a radius of 350.20 feet and a chord of N 76° 00' 46" E, 29.28 feet to a point;

THENCE, N 75° 37' 00" E, 23.91 feet to a point at the northwest corner of Henry L. Obersteadt, et. al., of record in Deed Book 5167, page 994, Register's Office for Davidson County, Tennessee;

THENCE, with the West line of said Obersteadt, S 14° 23' 00" E, 150.00 feet to an iron pin;

THENCE, with the South line of said Obersteadt, N 75° 45' 43" E, 150.02 feet to an iron pin in the West margin of Old White Bridge Road;

THENCE, with said margin, S 14° 23' 00" E, 52.67 feet to an iron pin;

THENCE, with a curve to the left having a central angle of 27° 26' 34", a radius of 474.62 feet and a chord of S 28° 06' 18" E, 225.16 feet for an arc length of 227.33 feet to an iron pin;

THENCE, leaving said margin with the North line of CBS Realty Co. of record in Book 3908, page 87, Register's Office for Davidson County, Tennessee, S 44° 29' 58" W, 378.19 feet to a point in the North line of Hillwood Terrace, Section 2;

THENCE, North 63° 24' 29" West, 320.00 feet to an iron pin in the East line of Hillwood Terrace;

THENCE with said Hillwood Terrace and a curve concave to the West having a central angle of 23° 47'14", a radius of 1241.85 and a chord of North 22° 43' 14" East, 511.88 feet for an arc length of 515.56 feet to the point of beginning, containing 178,798 square feet or 4.10 acres, more or less.

TOGETHER with Easement Rights as set out in Book 4289, page 422, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to White Bridge Multifamily Partners, LLC, a Delaware limited liability company, by deed filed of record as Instrument Number 20220110-0002435, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Real estate taxes for the year 2024 and subsequent years, a lien not yet due and payable.

2. Rights of tenants in possession, as tenants only, under unrecorded leases.

3. Matters shown on the Plan of record in Plat Book 3300, Page 73, Register's Office for Davidson County, Tennessee.

4. Easement Agreement of record in Instrument Number 20110727-0057612, in the Register's Office for Davidson County, Tennessee.

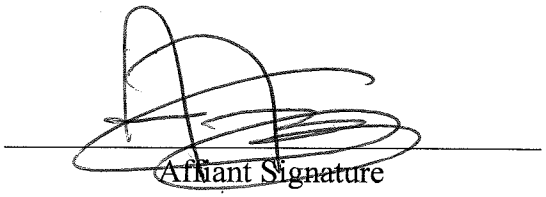
5. Restrictive Covenants of record in Book 2750, Page 521, in the Register's Office for Davidson County, Tennessee.

6. Easement for Ingress and Egress of record in Book 4289, Page 422, in the Register's Office for Davidson County, Tennessee.

7. Matters shown on that certain ALTA/NSPS Land Title Survey of the Property by James M. Powers (TN RLS # 2761) of Red Plains Surveying Company, Job No. 23-290-01A, dated December 6, 2023.

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 December 22, 2023 (date of document).



Affiant Signature

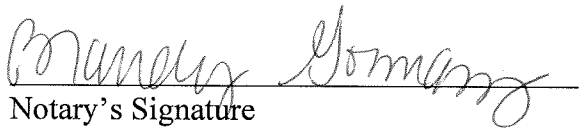
December 22, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22nd day of December, 2023.



Notary's Signature

My Commission Expires: 5-5-25

