Karen Johnson Davidson County
Batch# 1089976 DEEDWARRSP
01/09/2024 12:45:30 PM 6 pgs
Fees: $33.00 Taxes: $8,643.20
20240109-0001894

This Instrument Prepared By:
Justice Barber, Esq.
Seyfarth Shaw LLP
1075 Peachtree Street N.E., Suite 2500
Atlanta, GA 30309-3958

SPECIAL WARRANTY DEED

FROM: **OXFORD CENTURY FARMS APARTMENTS LLC**, a Georgia limited liability company, Grantor

TO: **MAINSTEAD MARKET, LLC**, a Delaware limited liability company, Grantee

Address New Owner as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Number:
c/o Oldacre McDonald, LLC 3841 Green Hills Village Drive, Suite 400 Nashville, TN 37215	Same	*a portion of* 174-00-0-258.00

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of the property transferred, whichever is greater, is Two Million Three Hundred Thirty-Six Thousand and 00/100 DOLLARS ($2,336,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 27th day of December, 2023

Notary Public

TINA A. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

My Commission Expires: February 25, 2024

306657238

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **OXFORD CENTURY FARMS APARTMENTS LLC**, a Georgia limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **MAINSTEAD MARKET, LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, certain real property located in Davidson County, State of Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference, (the "Property").

The Property is a condominium unit known as the Retail Unit of the Mainstead at Century Farms Condominium, located at 2141 Century Farms Parkway, Nashville, Tennessee 37013.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns in fee simple forever.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 4th day of January, ~~2023.~~ 2024

GRANTOR:

OXFORD CENTURY FARMS APARTMENTS LLC,
a Georgia limited liability company

By: Oxford Century Farms Capital, LLC,
a Georgia limited liability company,
its Managing Member

By: Oxford Century Farms Development,
LLC, a Georgia limited liability
company, its Manager

By: _____
W. Daniel Faulk, Jr., Manager

STATE OF GEORGIA)
COUNTY OF COBB)

The undersigned, being a notary public for the State and County aforesaid, does hereby certify that on this 22nd day of December, 2023, W. Daniel Faulk, Jr., as Manager of Oxford Century Farms Development LLC, a Georgia limited liability company, as Manager of Oxford Century Farms Capital, LLC, a Georgia limited liability company, as Managing Member of Oxford Century Farms Apartments LLC, a Georgia limited liability company, the within named bargainor, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed and delivered the same for the purposes therein contained as the duly authorized Manager of the Manager of the Managing Member of Oxford Century Farms Apartments LLC, a Georgia limited liability company.

Witness my hand and Notarial Seal.

Connie B Bridges
NOTARY PUBLIC
Haralson County
State of Georgia
My Comm. Expires 3/4/25

Connie B. Bridges
Signature of Notary Public
Printed Name of Notary: Connie B. Bridges
My Commission Expires: 3/4/25

EXHIBIT A

THE "RETAIL UNIT" OF THE MAINSTEAD AT CENTURY FARMS CONDOMINIUM, A CONDOMINIUM, AS SUCH WAS DEFINED BY, FORMED AND CONSTITUTED BY THAT CERTAIN DECLARATION OF THE MAINSTEAD AT CENTURY FARMS CONDOMINIUM, BY OXFORD CENTURY FARMS APARTMENTS LLC, A GEORGIA LIMITED LIABILITY COMPANY, RECORDED AS INSTRUMENT NO. 20240105-0001236, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (THE "DECLARATION"), AS FURTHER DETAILED ON THE PLANS (AS DEFINED IN THE DECLARATION) AND THE PLAT (AS DEFINED IN THE DECLARATION), TOGETHER WITH ITS APPURTENANT INTERESTS IN THE COMMON ELEMENTS INCLUDING, WITHOUT LIMITATION, LIMITED COMMON ELEMENTS AS SET FORTH IN THE DECLARATION, PLANS AND PLAT.

Being a portion of the property conveyed to Oxford Century Farms Apartments LLC, a Georgia limited liability company (by virtue of Special Warranty Deed from Century Farms, LLC, a Delaware limited liability company, dated November 10, 2021, recorded November 22, 2021, as Instrument No. 202111220154957, in the Register's Office of Davidson County, Tennessee).

EXHIBIT B

1. Real Estate taxes for 2024 and subsequent years, not yet due and payable.

2. All matters of record.

3. Matters that would be disclosed by a current and accurate survey of the Property.

4. All covenants, conditions, restrictions, easements, assessments, special assessments, charges and liens contained in the Declaration of the Mainstead at Century Farms Condominium Recorded as Instrument No. 20240105-0001236, in the Register's Office of Davidson County, Tennessee (the "Declaration"), including, without limitation, all matters shown on the Plat (as defined in the Declaration) and Plans (as defined in the Declaration).

Tennessee Certification of Electronic Document

I, Kimberly Hogan, 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 January 4, 2024 (date of document).

K Hogan
Affiant Signature

January 9, 2024
Date

State of Georgia

County of Cobb

Sworn to and subscribed before me this 9th day of January, 2024.

Kaitlin M Frederick
Notary's Signature

MY COMMISSION EXPIRES: March 22, 2027

NOTARY'S SEAL

