Karen Johnson Davidson County
Batch# 1175865 DEEDWARRSP
08/30/2024 10:21:30 AM 8 pgs
Fees: $43.00 Taxes: $65,860.00
20240830-0066871

This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Chris Rubino

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Woodbine MF TIC 1 LLC and Woodbine MF TIC 2 LLC c/o MRS Apartments LLC 8235 Douglas Ave., Suite 350 Dallas, Texas 75225	Same	Map 119-09-0, Parcel 139.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **311 CARTER STREET LLC**, a Delaware limited liability company (hereinafter collectively referred to as "***Grantor***"), herein this day has bargained and sold, and does hereby transfer and convey, unto **WOODBINE MF TIC 1 LLC**, a Delaware limited liability company, and **WOODBINE MF TIC 2 LLC**, a Delaware limited liability company, as tenants in common (hereinafter referred to as "***Grantee***"; the terms "***Grantor***" and "***Grantee***" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), an undivided percentage interest, as set forth for each Grantee on Schedule 1 attached hereto, in the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "***Land***"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "***Property***").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "***Permitted Exceptions***").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[Signatures Commence on Following Page]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 29 day of August, 2024.

GRANTOR:

311 CARTER STREET LLC,
a Delaware limited liability company

By: _____
Name: Alan Stalcup
Its: Authorized Signatory

STATE OF TEXAS

COUNTY OF Travis

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Alan Stalcup, the Authorized Signatory of 311 CARTER STREET LLC, a Delaware limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Authorized Signatory executed the foregoing instrument for the purposes therein expressed and contained, by signing the name of the limited liability company by himself as Authorized Signatory of 311 CARTER STREET LLC, a Delaware limited liability company.

Witness my hand and official seal this 29th day of August, 2024.

My Commission Expires:

3/21/2028

_____
Notary Public

Charles Donald Neuendorff
My Commission Expires
3/21/2028
Notary ID134819393

STATE OF TEXAS

COUNTY OF TRAVIS

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $17,800,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 23rd day of August, 2024.

NOTARY PUBLIC

My Commission Expires: 3/21/2028

Charles Donald Neuendorff
My Commission Expires
3/21/2028
Notary ID 134819393

SCHEDULE 1

Grantee	Undivided Percentage Interest
WOODBINE MF TIC 1 LLC	73.7014%
WOODBINE MF TIC 2 LLC	26.2986%

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being a Tract, as shown on the map entitled Plat Plan of 311 Carter Street, of record in Instrument No. 20170413-0036137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to 311 Carter Street LLC, a Delaware limited liability company by deed of record in Instrument No. 20220511-0054244, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes for the year 2024, a lien not yet due and payable.

2. The following matters shown on the Plan of record in Instrument No. 20170413-0036137, Register's Office for Davidson County, Tennessee:

   a) 20 PUDE & Pedestrian Easement along North lines of property
   b) 20' Zone 2 Stream Buffer southern portion of property
   c) 30 Zone 1 Stream Buffer southern portion of property
   d) Drainage Easement southern portion of property
   e) Right of Way Dedication Northwest portion of property

3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20160920-0098743, in the Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Ingress/Egress of record in Instrument Number 20170419-0038348, in the Register's Office for Davidson County, Tennessee.

5. Grant of Easement to Comcast of Nashville, I, LLC of record in Instrument Number 20180309-0022569, in the Register's Office for Davidson County, Tennessee.

6. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on the ALTA/NSPS Land Title Survey Job No. 22-02-040-001 prepared by Bryan A. Shirley, TN RLS No. 2085 of Blew & Associates, P.A. for Pixis, LLC dated 5-5-2022:

   a. Fence appears to extend past the subject property line by as much as 2.2' in northwesterly portion;
   b. Fence appears to extend past the subject property line by as much as 1.0' in northwesterly portion;
   c. Fence appears to extend past the subject property by as much as 8.1' in northerly portion;
   d. Building appears to extend into 7.5' PUDE & pedestrian easement by as much as .5' in northerly portion.

Tennessee Certification of Electronic Document

I, Josie Hernandez, 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 August 29, 2024 (date of document).

Affiant Signature

August 29, 2024
Date

State of Texas

County of Harris

Sworn to and subscribed before me this 29 day of August, 20 24.

Notary's Signature

TARA PRENTICE
Notary Public, State of Texas
Comm. Expires 11-13-2024
Notary ID 124580863