SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1202360 DEEDWARRSP
11/06/2024 12:04:30 PM 11 pgs
Fees: $58.00 Taxes: $37,000.00
20241106-0086322

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $10,000,000.00

Affiant

Subscribed and sworn to before me, this the 5th day of November, 2024.

Notary Public

My Commission Expires:

SAVANNAH KATELYN SUITERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

THIS INSTRUMENT PREPARED BY GRANTOR'S COUNSEL:
Spencer Fane LLP, 511 Union Street, Suite 1000, Nashville, TN 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel Number
DV Nashville Parking, LLC 8252 E LANSING RD DURAND, MI 48429 USA	Same	09212035700 09212035600 09212035900 09212035500 09212035400 09212035300 09212035200 09212035100

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **RC Midtown Nashville Apartments, LLC**, a Delaware limited liability company ("**Grantor**"), has bargained and sold and does hereby transfer and convey unto **DV NASHVILLE PARKING, LLC**, a Tennessee limited liability company ("**Grantee**"), its successors and assigns those certain tracts or parcels of land located in Davidson County, Tennessee and described in **Exhibit A**, attached and incorporated by this reference, together with all improvements in, upon and under such land, and all rights, privileges, and easements appurtenant to and/or serving the land. The foregoing is referred to herein together with the improvements and other rights described in the first paragraph hereof as the "**Property**".

The Property is improved property located at (i) 210 15th Avenue North, Nashville, Davidson County, Tennessee 37203, and municipally known as Map/Parcel No. 09212035700; (ii) 212 15th Avenue North, Nashville, Davidson County, Tennessee 37203, and municipally known as Map/Parcel No. 09212035600; (iii) 1414 Church Street, Nashville, Davidson County, Tennessee 37203, and municipally

known as Map/Parcel No. 09212035900; (iv) 216 15th Avenue North, Nashville, Davidson County, Tennessee 37203, and municipally known as Map/Parcel No. 09212035500; (v) 218 15th Avenue North, Nashville, Davidson County, Tennessee 37203, and municipally known as Map/Parcel No. 09212035400; (vi) 220 15th Avenue North, Nashville, Davidson County, Tennessee 37203, and municipally known as Map/Parcel No. 09212035300; (vii) 222 15th Avenue North, Nashville, Davidson County, Tennessee 37203, and municipally known as Map/Parcel No. 09212035200; and (viii) 224 15th Avenue North, Nashville, Davidson County, Tennessee 37203, and municipally known as Map/Parcel No. 09212035100.

This conveyance is expressly made subject to those matters (the "**Permitted Exceptions**") 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 forever.

GRANTOR COVENANTS WITH GRANTEE THAT GRANTOR IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY IN FEE SIMPLE AND GRANTOR HAS A GOOD RIGHT TO CONVEY THE PROPERTY.

GRANTOR FURTHER COVENANTS and binds Grantor and their heirs, successors and assigns to warrant and forever defend the title to the Property to Grantee and its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (subject to the Permitted Exceptions), but not further or otherwise.

EFFECTIVE this 5th day of November, 2024.

[*Signature page follows*]

SIGNATURE PAGE

TO

SPECIAL WARRANTY DEED

GRANTOR:

RC Midtown Nashville Apartments, LLC,
a Delaware limited liability company

By: _____

Name: Brian Roers

Title: President

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Brian Roers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of RC Midtown Nashville Apartments, LLC, a Delaware limited liability company, and is authorized to execute this instrument on behalf of the such LLC.

WITNESS my hand and office, this 31st day of October, 2024.

_____
Notary Public

PAIGE CATHERINE WEBSTER
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
My Commission Expires Jan. 31, 2025

My Commission Expires: 01/31/2025

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1 (MAP 92-12, PARCEL 357):

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING PART OF LOT NO. 60 ON THE MAP OF THE HYNES' ADDITION, OF RECORD IN BOOK 1, PAGE 21, OF THE CHANCERY COURT AT NASHVILLE, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF 15TH AVENUE NORTH, 171 FEET 11 INCHES, MORE OR LESS, NORTH OF CHURCH STREET, AS WIDENED, BEING THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO TENNIE L. SMITH BY DEED OF RECORD IN BOOK 919, PAGE 778, REGISTER'S OFFICE FOR SAID COUNTY; THENCE, ALONG SMITH'S SOUTHERLY LINE EASTERLY 158 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF A 20-FOOT ALLEY; THENCE, WITH THE MARGIN OF THE SAME SOUTHERLY 45 1/2 FEET TO A POINT; THENCE, WESTERLY 154 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF 15TH AVENUE NORTH; THENCE, WITH THE MARGIN OF SAME NORTHERLY 35 FEET 5 INCHES TO THE POINT OF BEGINNING.

TRACT 2 (MAP 92-12, PARCEL 356):

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING THE SOUTHERLY PART OF LOT NO. 59 AND THE NORTHERLY PART OF LOT NO. 60 ON THE PLAN OF HYNES' ADDITION, AS OF RECORD IN PLAN NO. 1, PAGE 21, CHANCERY COURT AT NASHVILLE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF 15TH AVENUE NORTH, FORMERLY CARROLL STREET, AT A POINT 171 FEET 11 INCHES NORTH OF THE NORTHERLY MARGIN OF CHURCH STREET, AS WIDENED, SAID POINT BEING THE NORTHWEST CORNER OF TRACT NO. 1 CONVEYED TO M. J. HALLORAN BY DEED FROM ROBERT VAUGHN, CLERK AND MASTER, OF RECORD IN BOOK 472, PAGE 48, REGISTER'S OFFICE FOR SAID COUNTY; THENCE, WITH THE EASTERLY MARGIN OF SAID AVENUE NORTHWARDLY 59 FEET, 7 INCHES, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO FANNIE MITCHELL BY DEED FROM R. H. THOMPSON AND WIFE, OF RECORD IN BOOK 546, PAGE 252, SAID REGISTER'S OFFICE; THENCE, WITH HER SOUTHERLY LINE EASTWARDLY 166 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF AN ALLEY; THENCE, WITH SAID ALLEY SOUTHWARDLY 47 1/2 FEET MORE OR LESS, TO THE NORTHEAST CORNER OF SAID HALLORAN LOT; THENCE, WITH THE NORTHERLY LINE OF SAME WESTWARDLY 158 FEET, MORE OR LESS, TO THE BEGINNING.

TRACT 3 (MAP 92-12, PARCEL 359):

PARCEL I:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING THE EASTERLY PART OF LOT NO. 61 ON THE MAP OF HYNES' ADDITION, AS OF RECORD IN MINUTE BOOK "B", PAGE 85, CHANCERY COURT, AT NASHVILLE, DESCRIBED ACCORDING TO A SURVEY MADE BY S. R. SANFORD, JR., SURVEYOR, OCTOBER 29, 1943, AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF CHURCH STREET, AS WIDENED, AT A POINT 35.8 FEET EAST OF THE EASTERLY MARGIN OF 15TH AVENUE NORTH, SAID POINT BEING THE CENTER OF A PARTY WALL; THENCE, WITH THE CENTER OF SAID PARTY WALL NORTHERLY 59.66 FEET TO THE NORTHERN TERMINUS OF SAID WALL, CONTINUING IN THE SAME DIRECTION 73.7 FEET, MORE OR LESS, IN ALL
133.36 FEET, MORE OR LESS, TO AN OLD FENCE IN THE SOUTHERLY LINE OF THE PROPERTY CONVEYED TO M. J. HALLORAN BY DEED FROM ROBERT VAUGHN, CLERK AND MASTER, OF RECORD IN BOOK 472, PAGE 48, REGISTER'S OFFICE FOR SAID COUNTY; THENCE, WITH SAID LINE EASTWARDLY 33.2 FEET TO A STAKE AT THE NORTHWEST CORNER OF CONCRETE FOOTING; THENCE, SOUTHWARDLY 133.4 FEET TO THE NORTHERLY MARGIN OF CHURCH STREET; THENCE, WITH SAME WESTWARDLY 33.8 FEET TO THE BEGINNING.

ALSO AN EASEMENT OR RIGHT-OF-WAY ACROSS THE NORTHWESTERLY PART OF LOT NO. 61 ON THE MAP OF HYNES' ADDITION, AS OF RECORD IN MINUTE BOOK "B", PAGE 85, CHANCERY COURT AT NASHVILLE, DESCRIBED ACCORDING TO A SURVEY MADE BY S. R. SANFORD, JR., SURVEYOR, OCTOBER 29, 1943, AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF 15TH AVENUE NORTH AT A POINT 118.95 FEET NORTH OF THE NORTHERLY MARGIN OF CHURCH STREET, AS WIDENED; THENCE, WITH SAID AVENUE NORTHWARDLY 15.4 FEET TO A SPIKE IN AN OLD FENCE IN THE SOUTHERLY LINE OF THE PROPERTY CONVEYED TO M. J. HALLORAN BY DEED FROM ROBERT VAUGHN, CLERK AND MASTER, OF RECORD IN BOOK 472, PAGE 48, REGISTER'S OFFICE FOR SAID COUNTY; THENCE, WITH SAID LINE EASTWARDLY 53.3 FEET; THENCE, SOUTHWARDLY 15 FEET; THENCE, WESTWARDLY 50.2 FEET TO THE BEGINNING.

PARCEL II:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING PART OF LOT NO. 62 ON THE MAP OF HYNES' ADDITION, OF RECORD IN MINUTE BOOK "B", PAGE 85, OF THE CHANCERY COURT AT NASHVILLE, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH MARGIN OF CHURCH STREET, AS WIDENED, 47 FEET WEST OF THE WESTERLY MARGIN OF A 20-FOOT ALLEY AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO D. L. NICHOLSON AND WIFE BY DEED OF RECORD IN BOOK 1097, PAGE 340, REGISTER'S OFFICE FOR SAID COUNTY; THENCE, WITH THE MARGIN OF SAID STREET WESTERLY 23 FEET TO A POINT AT THE COMMON CORNER OF LOTS NOS. 61 AND 62; THENCE, WITH THE LINE BETWEEN SAID LOTS NORTHERLY 132 1/2 FEET, MORE OR LESS, TO A POINT; THENCE, EASTERLY 70 FEET, MORE OR LESS TO THE EASTERLY MARGIN OF SAID 20-FOOT ALLEY; THENCE, WITH THE MARGIN OF THE SAME

SOUTHERLY 12 1/2 FEET TO A POINT AT THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO DELUXE ICE CREAM COMPANY BY DEED FROM JOHN W. KELLEY AND WIFE, OF RECORD IN BOOK 1281, PAGE 624, REGISTER'S OFFICE FOR SAID COUNTY; THENCE, ALONG SAID DELUXE ICE CREAM COMPANY'S NORTH LINE AND ALONG THE NORTH LINE OF SAID NICHOLSON LOT ABOVE-MENTIONED WESTERLY 47 FEET TO A POINT; THENCE, ALONG NICHOLSON'S WESTERLY LINE SOUTHERLY 120 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RC MIDTOWN NASHVILLE APARTMENTS, LLC BY SPECIAL WARRANTY DEED FROM THOMAS MICHAEL HORRELL AND SARA DARBY SMITH, OF RECORD AS INSTRUMENT NO. 20221216-0130207, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 4
MAP/PARCEL 092 12 0 0351.00 224 15TH AVENUE NORTH

PARCEL I:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY PART OF LOT NO. 57 ON THE PLAN OF HYNES ADDITION (HINE'S ADDITION) TO NASHVILLE, AS OF RECORD IN MINUTE BOOK "B", PAGE 85, IN PLAN BOOK 1, PAGE 21, CHANCERY COURT AT NASHVILLE, DESCRIBED ACCORDING TO A SURVEY MADE BY ERLE DRAKE, COUNTY SURVEYOR, JULY 12, 1934, AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF 15TH AVENUE NORTH, FORMERLY CARROLL STREET, AT A POINT 142 FEET SOUTH OF THE SOUTHERLY MARGIN OF HYNES STREET, BEING THE CORNER OF LOTS NOS. 55 AND 57; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, EASTWARDLY 188 FEET TO THE WESTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, SOUTHWARDLY 33 FEET TO THE NORTHEAST CORNER OF A PART OF SAID LOT OWNED BY AGNES D. BEVINGTON; THENCE WITH HER NORTHERLY LINE, WESTWARDLY 183.5 FEET TO THE EASTERLY MARGIN OF 15TH AVENUE NORTH; THENCE WITH SAME, NORTHWARDLY 34 FEET TO THE BEGINNING.

PARCEL II:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 15.5 FEET OF THE SOUTHERLY 31 FEET OF LOT NO. 57 ON THE PLAN OF HYNES' ADDITION (HINE'S ADDITION) OF NASHVILLE, AS OF RECORD IN MINUTE BOOK "B", PAGE 85, AND PLAN BOOK 1, PAGE 21, CHANCERY COURT AT NASHVILLE, DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF 15TH AVENUE NORTH, FORMERLY CARROLL STREET, AT A POINT THAT IS 15.5 FEET NORTHERLY FROM THE COMMON CORNER OF LOT NOS. 57 AND 58; THENCE, WITH A SEVERANCE LINE RUNNING PARALLEL TO THE LINE BETWEEN SAID LOTS, EASTWARDLY TO THE

WESTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY NORTHWARDLY 15.5 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO LIZZIE C. STORY BY DEED FROM RICHARD B. THOMPSON AND WIFE, OF RECORD IN BOOK 546, PAGE 281, REGISTER'S OFFICE FOR SAID COUNTY, AND CONVEYED TO THE GRANTEE BY DEED FROM WILDER PROPERTIES, LTD., DATED DECEMBER 23, 1999, OF RECORD IN INSTRUMENT NO. 199912280307540, SAID REGISTER'S OFFICE; THENCE WITH THE GRANTEE'S EXISTING SOUTHERLY LINE WESTWARDLY 183.5 FEET TO THE EASTERLY MARGIN OF 15TH AVENUE NORTH; THENCE WITH SAID AVENUE SOUTHWARDLY 15.5 FEET TO THE BEGINNING.

TRACT 5:
MAP/PARCEL 092 12 0 355.00 216 15TH AVENUE NORTH

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING THE NORTH PART OF LOT NO. 59 ON THE MAP OF HINE'S ADDITION, ACCORDING TO SURVEY AND PLAT OF SAME OF RECORD IN MINUTE BOOK B, PAGE 85 AND PLAN BOOK 1, PAGE 21, IN THE CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE ACCURATE AND COMPLETE DESCRIPTION OF SAID LOT.

SAID PART OF SAID LOT FRONTS 35 FEET ON THE WESTERLY SIDE (INCORRECTLY STATED AS EASTERLY SIDE IN BOOK 2880, PAGE 355) OF 15TH AVENUE NORTH, AS WIDENED AND RUNS BACK BETWEEN PARALLEL LINES, 166 FEET MORE OR LESS TO AN ALLEY.

TRACT 6:
MAP/PARCEL 092 12 0 354.00 218 15TH AVENUE NORTH

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTH HALF OF LOT NUMBER FIFTY-EIGHT HYNES ADDITION (HINES ADDITION) TO NASHVILLE, TENNESSEE, ACCORDING TO SURVEY AND PLAT OF SAME APPEARING OF RECORD IN MINUTE BOOK B, PAGE 85 AND PLAN BOOK 1, PAGE 21, IN THE CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE ACCURATE AND COMPLETE DESCRIPTION OF SAID LOT. SAID SOUTH HALF OF LOT 58 FRONTS THIRTY-TWO AND ONE-HALF FEET ON THE EASTERLY SIDE OF FIFTEENTH AVENUE, NORTH (FORMERLY STONEWALL STREET AND FORMERLY CARROLL STREET) AND RUNS BACK ON THE NORTH LINE ABOUT ONE HUNDRED SEVENTY FOUR (174) FEET AND ON THE SOUTH LINE ABOUT ONEHUNDRED SEVENTY ONE (171) FEET TO AN ALLEY ON WHICH IT MEASURES THIRTY-TWO (32) FEET.

TRACT 7:
MAP/PARCEL 092 12 0 353.00 220 15TH AVENUE NORTH

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING THE NORTH ONE-HALF OF LOT NO. 58 ON THE MAP OF HINE'S ADDITION TO NASHVILLE, TENNESSEE, ACCORDING TO SURVEY AND PLAT OF SAME OF RECORD IN MINUTE BOOK B, PAGE 85 AND PLAN BOOK 1, PAGE 21, IN THE CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE ACCURATE AND COMPLETE DESCRIPTION OF SAID LOT.

SAID PART OF SAID LOT FRONTS 32-1/2 FEET ON THE EAST SIDE OF 15TH AVENUE, NORTH (FORMERLY STONEWALL STREET), AND RUNS BACK BETWEEN LINES, 177 FEET ON THE NORTHERLY LINE, AND 174 FEET MORE OR LESS ON THE SOUTHERLY LINE, TO AN ALLEY ON WHICH IT MEASURES 32 FEET.

TRACT 8:
MAP/PARCEL 092 12 0 352.00 222 15TH AVENUE NORTH

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING THE SOUTHERLY PART OF LOT 57 OF HYNES' (HINE'S) ADDITION OF NASHVILLE, ACCORDING TO SURVEY AND PLAT OF SAME APPEARING OF RECORD

IN MINUTE BOOK B, PAGE 85 AND PLAN BOOK 1, PAGE 21, IN THE CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF 15TH AVENUE NORTH, FORMERLY CARROLL STREET, AT THE CORNER OF LOT NOS. 57 & 58; THENCE WITH THE LINE BETWEEN SAID TWO LOTS EASTWARDLY 177 FEET TO THE WESTERLY MARGIN OF AN ALLEY: THENCE WITH SAID ALLEY NORTHWARDLY 31 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO LIZZIE C. STORY BY DEED FROM RICHARD
B. THOMPSON AND WIFE, OF RECORD IN BOOK 546, PAGE 281, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH STORY'S SOUTHERLY LINE WESTWARDLY 183.5 FEET TO THE EASTERLY MARGIN OF 15TH AVENUE NORTH; THENCE WITH SAID AVENUE SOUTHWARDLY 31 FEET TO THE BEGINNING.

LESS AND EXCEPT:

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING THE NORTHERLY 15.5 FEET OF THE SOUTHERLY 31 FEET OF LOT 57 ON THE PLAN OF HYNES' (HINE'S) ADDITION OF NASHVILLE, AS OF RECORD IN MINUTE BOOK B, PAGE 85 AND PLAN BOOK 1, PAGE 21, IN THE CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF 15TH AVENUE NORTH, FORMERLY CARROLL STREET, AT A POINT THAT IS 15.5 FEET NORTHERLY FROM THE COMMON CORNER OF LOT 57 & 58; THENCE, WITH A SEVERANCE LINE RUNNING PARALLEL

TO THE LINE BETWEEN SAID LOTS, EASTWARDLY TO THE WESTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY NORTHWARDLY 15.5 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO LIZZIE C. STORY BY DEED FROM RICHARD B. THOMPSON AND WIFE, OF RECORD IN BOOK 546, PAGE 281, REGISTER'S OFFICE FOR SAID COUNTY; AND CONVEYED TO THE GRANTEE BY DEED FROM WILDER PROPERTIES, LTD, DATED DECEMBER 23, 1999, IN INSTRUMENT NO. 19912280307540, SAID REGISTER'S OFFICE; THENCE WITH GRANTEE'S EXISTING SOUTHERLY LINE WESTWARDLY 183.5 FEET TO THE EASTERLY MARGIN OF 15TH AVENUE NORTH; THENCE WITH SAID AVENUE SOUTHWARDLY 15.5 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RC MIDTOWN NASHVILLE APARTMENTS, LLC BY SPECIAL WARRANTY DEED FROM SHAAR FORERO PROPERTIES, INC., OF RECORD AS INSTRUMENT NO. 20221219-0130766, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED EXCEPTIONS

1. All real estate taxes and assessments for 2024 and future years, the liens for such future years not yet due and payable.
2. An unrecorded sewer easement, which is the subject of that certain action brought by Plaintiffs Phillip R. Saunders and L.E. Saunders and Sons, Inc. against Defendants Thomas H. Horrell, Kathleen V. Horrell and Fleming Companies, Inc. in the Chancery Court for Davidson County, Tennessee (case number 96-1178-III(II)).
3. All matters of record.
4. Any matters which would be shown on an accurate survey of the property.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 correct copy of the original document executed and authenticated according to law on 11/05/2024

Bainbridge Dillion
Affiant Signature

Date: 11/05/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of November, 2024.

Jodean M. King
Notary's Signature

My Commission Expires: 7/22/2025
Date: 11/05/2024

Notary's Seal

