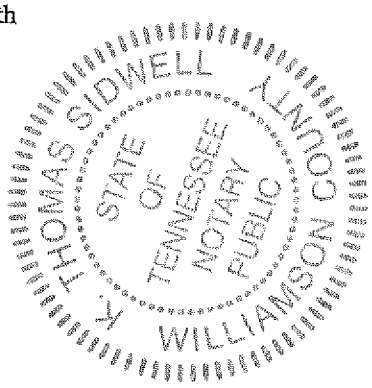
2024-1104

This Instrument Prepared by and Return to:
Sidwell, Barrett, Gore & Reynolds P.C.
121 1st Avenue South
Suite 200
Franklin, TN 37064



STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $1,076,203.00

Affiant

Subscribed and sworn before me this the 12th day of February, 2025.

Notary Public
My Commission expires: 11/10/25

Karen Johnson Davidson County
Batch# 1237626 DEEDWARRSP
02/14/2025 08:33:30 AM 6 pgs
Fees: $33.00 Taxes: $3,981.95
20250214-0011190

SPECIAL WARRANTY DEED

Address of New Owner:
TPG AG EHC III (MTH) Multi State 4, LLC
c/o Essential Housing Asset Management, LLC
8585 East Hartford Drive, Suite 118
Scottsdale, AZ 85255

Send Tax Bill to:
MTH
18655 North Claret Drive
Suite 400
Scottsdale, AZ 85255

Map/Parcel No.
See Attached **Exhibit C**

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by Grantee (defined below), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Willow Branch Partners, LLC**, a Tennessee limited liability company (**"Grantor"**), has bargained and sold, and does hereby transfer and convey to **TPG AG EHC III (MTH) Multi State 4, LLC**, a Delaware limited liability company (**"Grantee"**), its successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in DAVIDSON County, State of Tennessee, described as follows:

SEE EXHIBIT A ATTACHED HERETO

Subject to the matters set forth on **Exhibit B** attached hereto.

This is unimproved property known as Lots 5, 6, 7, 8, 9, 10 & 11, Hydes Landing (fka Eaton's Creek), Nashville, TN 37218

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/or assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but no further or otherwise.

Witness our hand this the 12th day of February, 2025.

GRANTOR:

Willow Branch Partners, LLC
a Tennessee limited liability company

By: _____
Henry P. Ingram, Jr.
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Henry P. Ingram, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent of Willow Branch Partners, LLC, a Tennessee limited liability company, the within named Grantor, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as such Authorized Agent.

WITNESS my hand and Notarial Seal at office this 12th day of February, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 11/10/25

THOMAS K. GUDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2024-1104

Lots 5 thru 11, HYDES LANDING (fka EATON'S CREEK), as shown on plat of record in Plat Book 202311080087538, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed in Special Warranty Deed to Willow Branch Partners, LLC, a Tennessee Limited Liability Company, from Green Trails, LLC, a Tennessee Limited Liability Company, dated December 15, 2023, recorded December 18, 2023, at Instrument No. 20231218-0097275, in the Register's Office of Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2025 and subsequent years, not yet due and payable.

2. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20230811-0062241 amended at Instrument No. 20240730-0057665.

3. Declarations of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20220613-0066985.

4. Charter for Eaton's Creek HOA of record in Instrument No. 20230804-0060581 amended at Instrument No. 20240506-0032859.

Exhibit C
Map/Parcel Nos.

069 06 0C 005.00
069 06 0C 006.00
069 06 0C 007.00
069 06 0C 008.00
069 06 0C 009.00
069 06 0C 010.00
069 06 0C 011.00

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, 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 12th day of February, 2025.

K. Thomas Sidwell
Date: 2-12-25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 12th day of February, 2025

Notary Public
My Commission Expires: 1-21-26

