

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2018 Sep 27 02:17 PM NC Rev Stamp: \$ 2556.00
 Book: 8516 Page: 14 Fee: \$ 26.00
 Instrument Number: 2018033968
 DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$2,556

Parcel Identifier No.

Verified by Durham County on the ___ day of _____, 2018, by: _____

This instrument was prepared by and after recording return to: Nelson Mullins, GlenLake One, Suite 200, 4140 Parklake Avenue, Raleigh, North Carolina 27612

Brief description for the Index:

THIS DEED made this 26 day of September, 2018, by and between

GRANTOR	GRANTEE
PRINCETON VILLAS LLC 1000 East Cesar Chavez Austin, TX 78702	AS 1901 MOREHEAD, LLC 725 Cheltenham Place Johns Creek, GA 30022

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Durham County, North Carolina and more particularly described on Exhibit A, attached hereto and made a part hereof.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor only, other than the following exceptions:

submitted electronically by "Nelson Mullins LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Durham County Register of Deeds.

(i) the lien of ad valorem taxes for 2018, prorated as of the date hereof, and thereafter, not yet due and payable;

(ii) any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 3, Page 103; Plat Book 2, Page 31; Plat Book 3, Page 193; Plat Book 31, Page 99; Plat Book 41, Page 11; and Plat Book 41, Page 124;

(iii) easement(s) to Time Warner Entertainment-Advance/Newhouse Partnership recorded in Book 6035, pages 824 and 832;

(iv) any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title regarding the following matters disclosed by survey entitled "ARTESIA REAL ESTATE, LLC" by JEFFREY H. DAVIS, P.L.S., dated September 15, 2015: (a) overhead utilities and overhead service, and light poles; (b) concrete walk encroachment; (c) retaining wall along property line; and (d) drop inlets;

(v) easement(s) to GTE South, Incorporated recorded in Book 1579, page 796;

(vi) Access, Dumpster and Parking Easement Dedication and terms and conditions thereof recorded in Book 8506, Page 801;

(vii) unrecorded lease and terms and provisions thereof by and between Princeton Villas, LLC, Lessor and CSC ServiceWorks, Inc., Lessee, dated May 12, 2017; and

(viii) rights of tenants in possession, as tenants only, under unrecorded residential leases for a duration of less than three (3) years.

The property conveyed hereby is NOT the principal residence of Grantor.

[Signature page follows]

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing under seal as of the day and year first above written.

GRANTOR:

PRINCETON VILLAS LLC,
a North Carolina limited liability company

By: ARE Ventures, LLC, its manager

By: 
Colin Brothers, Manager

STATE OF TEXAS

COUNTY OF TRAVIS

I certify that the following person(s), either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Colin Brothers as the Manager ARE Ventures, LLC, the manager of Princeton Villas LLC.

Date: SEP. 24, 2018


Notary Public Name: MATTHEW COLEMAN TAYLOR

[Official Seal]

My Commission Expires: 11/30/2022

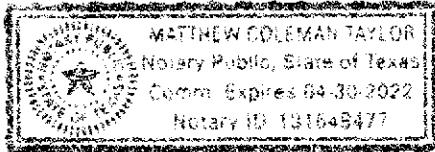


EXHIBIT A

BEGINNING at an iron stake on the North side of House Avenue North $86^{\circ} 45'$ West 68.50 feet from the northwest intersection of the property lines extended of Burke Street and House Avenue; thence along with the property line and the back of the curb on the North side of House Avenue North $86^{\circ} 45'$ West 70 feet to an iron stake; thence North $4^{\circ} 45'$ East 260.5 feet to an iron stake in the property line on the south side of Morehead Avenue; thence with the property line on the south side of Morehead Avenue South $86^{\circ} 45'$ East 128.03 feet to an iron stake at the back of the curb in the southwest intersection of Morehead Avenue and Burke Street; thence with the property line and the back of the curb with a radius of 29.5 feet, 25.65 feet to an iron stake at the back of the curb and in the property line on the west side of Burke Street; thence with the property line and the back of the curb on the west side of Burke Street South $4^{\circ} 45'$ West 108.11 feet to an iron stake; thence North $86^{\circ} 45'$ West 68.5 feet to an iron stake; thence South $4^{\circ} 45'$ West 130.5 feet to an iron stake at the back of the curb and in the property line on House Avenue, being the point and place of beginning, BEING LOT # 11, Plat Book 3, page 193, and the northern half of LOT #12, Plat Book 3, page 193, except that strip of land along Burke Street and House Avenue that has been taken for street widening as shown in Plat Book 41, page 11 and page 124.