

Prepared by, and after recording, return to:

Ravi P. Patel, Esquire  
Troutman Sanders LLP  
Post Office Box 1122  
Richmond, Virginia 23218-1122

Trails at Cahaba River

### ASSIGNMENT OF SECURITY INSTRUMENT

FOR VALUABLE CONSIDERATION, **BERKADIA COMMERCIAL MORTGAGE LLC**, a Delaware limited liability company (“**Assignor**”), having its principal place of business at 323 Norristown Road, Suite 300, Ambler, Pennsylvania 19002, Attn: Servicing - Executive Vice President, hereby assigns, grants, sells, and transfers to **FANNIE MAE**, the corporation duly organized under the Federal National Mortgage Association Charter Act, as amended, 12 U.S.C. §1716 et seq. and duly organized and existing under the laws of the United States (“**Assignee**”), whose address is c/o Berkadia Commercial Mortgage LLC, 323 Norristown Road, Suite 300, Ambler, Pennsylvania 19002, Attn: Servicing - Executive Vice President, and Assignee’s successors, transferees and assigns forever, all of the right, title, and interest of Assignor in and to the Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of January 29, 2020, entered into by **TPAF VII TRAILS AT CAHABA, LLC** and **TPAF II WYNGATE, LLC**, each a Minnesota limited liability company, as tenants in common (individually and together, “**Borrower**”) for the benefit of Assignor, securing an indebtedness of Borrower to Assignor in the principal amount of \$34,500,000.00 recorded in the land records of Jefferson County and Shelby County, Alabama, prior to this Assignment (the “**Instrument**”), which indebtedness is secured by the property described in Exhibit A attached to this Assignment and incorporated into it by this reference.

Together with the Note or other obligation described in the Instrument and all obligations secured by the Instrument now or in the future.

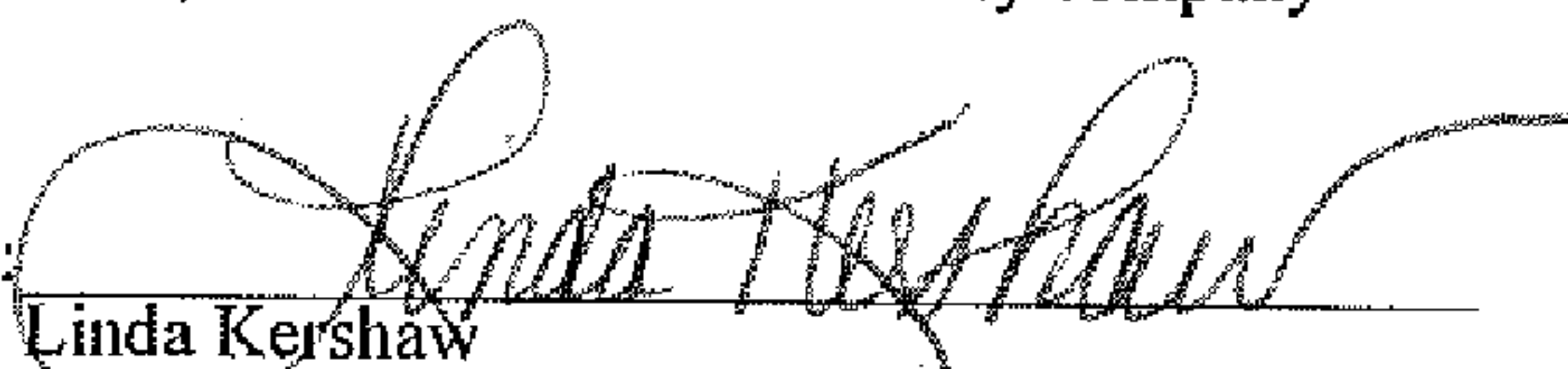
IN WITNESS WHEREOF, Assignor has executed this Assignment as of January 15, 2020, to be effective as of the effective date of the Instrument.

[END OF PAGE – SIGNATURE TO FOLLOW]

ASSIGNOR:

BERKADIA COMMERCIAL MORTGAGE  
LLC, a Delaware limited liability company

By:

  
Linda Kershaw  
Authorized Representative

STATE OF PENNSYLVANIA Montgomery County ss:

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Linda Kershaw, whose name as Authorized Representative of Berkadia Commercial Mortgage LLC, a Delaware limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of said instrument, he/she as such Authorized Representative and with full authority, executed the same voluntarily for and as the act of said Berkadia Commercial Mortgage LLC.

Given under my hand this the 15<sup>th</sup> day of JANUARY, 2020.

(SEAL)

  
Notary Public

My commission expires: 2-20-2023

Commonwealth of Pennsylvania - Notary Seal  
Emma Robinson, Notary Public  
Montgomery County  
My commission expires February 20, 2023  
Commission number 1347166  
Member, Pennsylvania Association of Notaries

**EXHIBIT A**

**DESCRIPTION OF THE PROPERTY**

The Land referred to herein below is situated in the County of Jefferson, State of Alabama, and is described as follows:

**PHASE I:**

**PARCEL I:**

LOT 15, CAHABA PARK SOUTH, 1ST ADDITION AS RECORDED IN MAP BOOK 153, PAGE 49, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA; BEING SITUATED IN JEFFERSON COUNTY, ALABAMA.

**PARCEL II:**

LOT B, CAHABA PARK SOUTH, 1ST ADDITION, RESURVEY NO. 1 AS RECORDED IN MAP BOOK 159, PAGE 15, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, BEING SITUATED IN JEFFERSON COUNTY, ALABAMA.

**PARCEL III: (SIGNAGE EASEMENT)**

A NON-EXCLUSIVE EASEMENT TO CONSTRUCT AND MAINTAIN SIGNAGE ON A STRUCTURE NOT EXCEEDING FOURTEEN FEET IN HEIGHT AND EIGHT FEET IN WIDTH ON THE 10' BY 10' EASEMENT FOR SIGNAGE IN THE SOUTHWESTERN CORNER OF LOT 13-D, AS SHOWN ON RESURVEY NO. 2 OF CAHABA PARK SOUTH, RECORDED IN MAP BOOK 13, PAGE 57, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**PHASE II:**

**PARCEL IV:**

LOT A, CAHABA PARK SOUTH, 1ST ADDITION RESURVEY NO. 1 AS RECORDED IN MAP BOOK 159, PAGE 15, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

**PARCEL V:** (Intentionally deleted)

**PARCEL VI:**

DETENTION POND DRAINAGE ACCESS EASEMENT AS SET FORTH IN THAT CERTAIN AGREEMENT DATED AUGUST 7, 1985, BY AND AMONG INVESTMENT SOUTHEASTERN, LTD., KOVACH-EDDLEMAN PROPERTIES, AND 280 ASSOCIATES, LTD., AS RECORDED IN REAL 2748, PAGE 377, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, AND AS FURTHER RECORDED IN REAL 38, PAGE 71 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**PARCEL VII:** (Intentionally deleted)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/31/2020 08:52:14 AM  
\$29.00 CHERRY  
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*Allen S. Byrd*