SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140084551 DEEDWARRSP
Recvd: 11/07/14 15:56 5 pgs
Fees:28.00 Taxes:9562.14
20141107-0103304

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $2,584,363.00/

Subscribed and sworn to before me, this the 7th day of November, 2014.

Notary Public

My Commission Expires: 9/11/17

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
PR III/Broadstone Germantown LLC c/o Alliance Residential Company 2415 E. Camelback Rd., Suite 600 Phoenix, AZ 85016 Attn: V. Jay Hiemenz	08209042400 08209046800	New Owner

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **THIRD AVENUE ASSOCIATES, A TENNESSEE GENERAL PARTNERSHIP** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **PR III/BROADSTONE GERMANTOWN LLC, A DELAWARE LIMITED LIABILITY COMPANY** (herein referred to as "Grantee"), its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

TRACT I

Being a parcel of land located in Metropolitan Nashville and Davidson County, Tennessee, being Lot 4 and the northerly sixty-five feet of Lot 3 on the Map of Hugh W. McGavock's Addition, as of record in Book 17, Page 640, Chancery Court for Davidson County, Tennessee, and described as follows:

Beginning at an existing iron pin in the easterly margin of Third Avenue North, said iron pin being located 207.00 feet southerly from the intersection point of the easterly margin of Third Avenue North and the southerly margin of Madison Street; and being the northwest corner of the property conveyed to Anna Arnold of record in Book 5064, Page 254, Register's Office for Davidson County, Tennessee;

Thence, with the east margin of Third Avenue North, N 30 degrees 29 minutes 52 seconds West 191.96 feet to an iron pin; thence, with a curve to the right having a central angle of 90 degrees 09 minutes 36 seconds, a radius of fifteen feet, and an arc of 23.60 feet to an iron pin; thence, with the southerly margin of Madison Street, N 59 degrees 39 minutes 44 seconds E 126.25 feet to an iron pin; thence, with the east line of the above referenced Lots 4 and 3, S 30 degrees 40 minutes 27 seconds East 207.00 feet to an iron pin being the northeast corner of the above referenced property of Anna Arnold; thence with Anna Arnold's north line, S 59 degrees 39 minutes 41 seconds West 141.92 feet to the point of beginning.

EXCEPT therefrom that portion of said property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee for public right-of-way, by deed of record in Book 8312, Page 991, said Register's Office, described as follows:

Being a right-of-way in the Twentieth Civil District of Nashville, Davidson County, Tennessee, said right-of-way being located along the existing easterly right-of-way margin of Third Avenue North, being a portion of Lot 4 and the northerly sixty-five feet of Lot 3 on the Map of Hugh W. McGavock's Addition, of record in Deed Book 17, page 640, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the existing easterly right-of-way margin of Third Avenue North, said point being the southwesterly corner of the aforementioned property; thence leaving said point along a line, North 27 deg. 07 min. 56 sec. West, 191.96 feet to a point; thence leaving said point on a curve to the right having a radius of 15.00 feet, a central angle of 90 deg. 08 min. 40 sec., and an arc length of 23.60 feet, to a point; thence leaving said point along a line, North 63 deg. 00 min. 44 sec. East, 49.38 feet to a point; thence leaving said point on a curve to the left having a radius of 128.00 feet, a central angle of 51 deg. 59 min. 07 sec., and an arc length of 116.14 feet, to a point; thence leaving said point along a line, South 27 deg. 07 min. 56 sec. East, 106.03 feet, to a point; thence leaving said point along a line, South 63 deg. 01 min. 37 sec. West, 15.25 feet to the point of beginning.

Being part of the same property conveyed to WILLIAM A. SNEED AND BRADFORD S. PROCTOR, AS TENANTS IN COMMON by deed from WASCO, INC., A TENNESSEE CORPORATION of record in Book 7571, Page 444, dated June 2, 1988, said Register's Office. WILLIAM A. SNEED AND BRADFORD S. PROCTOR have since conveyed their interest in said property to THIRD AVENUE ASSOCIATES (A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF WILLIAM A. SNEED AND BRADFORD S. PROCTOR) by quitclaim deed of record in Book 7593, Page 179, dated July 7, 1988, said Register's Office.

TRACT II

Land in Davidson County, Tennessee, being the northerly part of Lot No. 1, all of Lot No. 2, and the southerly 77 feet of Lot No. 3 on the Plan of H. W. McGavock's Addition to Nashville of record in Book 17, Page 640, Chancery Court for Davidson County, Tennessee, described as follows:

Beginning at the northeast intersection of 3rd Avenue North and Jefferson Street; thence northwestwardly with the southeasterly margin of said Avenue 263 feet to an iron pin; thence southeastwardly 142.4 feet to an iron pin in the line between Lots 3 and 30; thence southeastwardly 287. 5 feet to a point in the northwesterly margin of said street; thence with the northwesterly margin of the same southwesterly 144.2 feet to the beginning.

EXCEPT therefrom is the west and south portions of this tract taken for public right-of-way expansion of Jefferson Street and Third Avenue North by a portion of the property contained in the deed of record in Book 8306, page 575 and retained in the deed of record in Book 9807, page 106, said Register's Office, described as follows:

Beginning at the intersection of the north margin of Jefferson Street and the east margin of Third Avenue North;

Thence, along the east margin of Third Avenue North, North 27 degrees 07 minutes 56 seconds West, a distance of 263.00 feet to a point;

Thence, North 63 degrees 01 minutes 37 seconds East, a distance of 15.25 feet to a point;

Thence, South 27 degrees 07 minutes 56 seconds East, a distance of 190.44 feet to a point;

Thence, through a curve to the left having a radius of 55.00 feet, a distance along the arc of 77.07 feet to a point;

Thence, South 72 degrees 35 minutes 05 seconds West, a distance of 82.37 feet to a point;

Thence, south 27 degrees 11 minutes 07 seconds East, a distance of 28.75 feet to a point in the north margin of Jefferson Street;

Thence, along the north margin of Jefferson Street, South 72 degrees 35 minutes 05 seconds West, a distance of 144.25 feet to the point of beginning.

Being the same property conveyed to THIRD AVENUE ASSOCIATES, A TENNESSEE GENERAL PARTNERSHIP by deed from METROPOLITAN

GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE of record in Book 9807, Page 106, dated September 19, 1995, said Register's Office.

This is improved property known as (i) 1102 3rd Avenue North, Nashville, Davidson County, Tennessee, and (ii) 1138 3rd Avenue North, Nashville, Davidson County, Tennessee.

William A. Sneed, Jr. is also known as William A. Sneed.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, and 2014 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

WITNESS this the 7th day of November, 2014.

GRANTOR:

THIRD AVENUE ASSOCIATES,
a Tennessee general partnership

By: _____
William A. Sneed, Jr.
General Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, William A. Sneed, Jr., with whom I am personally acquainted, and who upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the General Partner of Third Avenue Associates, a Tennessee general partnership, and is authorized by the Partnership to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 7 day of November, 2014.

Brandy Gomaz
NOTARY PUBLIC

My Commission Expires: 9/11/17

