QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20140084551 DEEDQC
Recvd: 11/07/14 15:57 4 pgs
Fees:22.00 Taxes:0.00
20141107-0103305

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $0.00.

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	08209043100 08209042400 08209046800	New Owner

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, SNEED FAMILY GENERAL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, AND THIRD AVENUE ASSOCIATES, A TENNESSEE GENERAL PARTNERSHIP ("Grantor") does hereby quitclaim and convey unto PR III/BROADSTONE GERMANTOWN LLC, A DELAWARE LIMITED LIABILITY COMPANY ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land situated in the County of Davidson, State of Tennessee, and described as follows:

A tract of land in the 19th District, Davidson County, Tennessee. Being portions of Tracts 1,2,7-16(Lots 1-4,29-32) Hugh McGavock Addition, as recorded in Plat Book 21, Page 77, Register's Office Davidson County, Tennessee. Tract being bounded on the north by the southern Right of Way (ROW) of Madison Street a public dedicated ROW, on the east by the western ROW 2nd Avenue North a public dedicated ROW, on the south by the northern ROW of Jefferson Street a public dedicated ROW and on the west by the eastern ROW of 3rd Avenue North a public dedicated ROW. Tract being particularly described as follows:

POINT OF BEGINNING being an iron rod new at the northwestern intersection of ROW of Jefferson Street and 2nd Avenue North; thence along said northern ROW of Jefferson Street South 72°48'39" West 211.61 feet to an iron rod new; thence on a curve to the right having a central angle of an angle of 80°06'36", a radius of 55.00 feet, a length of 76.90 feet and having a chord bearing

and distance of North 67°08'03" West 70.79 feet to an iron rod new on said eastern ROW of 3rd Avenue North; thence along said eastern ROW North 27°04'45" West 296.58 feet to an iron rod new; thence on a curve to the right having a central angle of an angle of 51°36'40", a radius of 128.00 feet, a length of 115.30 feet and having a chord bearing and distance of North 01°16'25" West 111.44 feet to an iron rod new on said southern ROW of Madison Street; thence along said southern ROW North 63°09'19" East 157.62 feet to an iron rod new; thence on a curve to the right having a central angle of an angle of 51°26'44", a radius of 124.96 feet, a length of 112.20 feet and having a chord bearing and distance of South 52°53'47" East 108.47 feet to an iron rod new on said western ROW of 2nd Avenue North; thence along said western ROW South 27°10'25" East 389.15 feet to the point of beginning.

Bearings based on Tennessee State Plane Coordinate System.

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, and

Being part of 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, and

Being part of the same property conveyed to SNEED FAMILY GENERAL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, by quitclaim deed from WILLIAM A. SNEED, JR., HENRY R. SNEED, SARAH SNEED JONES AND PATRICIA L. SNEED, of record in Instrument No. 20100923-0075893, dated September 17, 2010, said Register's Office.

This is improved property known as 1121 2nd Avenue North, 1102 3rd Avenue North, 1138 3rd Avenue North, Nashville, Davidson County, Tennessee.

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

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 7th day of November, 2014.

SNEED FAMILY GENERAL PARTNERSHIP,
a Tennessee general partnership

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

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 in and for said County and State, William A. Sneed, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the general partner of Sneed Family General Partnership, a Tennessee general partnership, and is authorized by the partnership to execute this instrument by himself as general partner of the partnership.

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

Brandy Gomaz
NOTARY PUBLIC

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/11/17

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William A. Sneed, Jr., with whom I am personally acquainted, and who 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 by himself as general partner of the partnership.

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

Brandy Gomaz
NOTARY PUBLIC

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/11/17