This Instrument Prepred By:
Ralph Z. Levy, Jr.
Dickinson Wright, PLLC
424 Church Street, Suite 1401
Nashville, Tennessee 37219

Davidson County DEEDWARRSP
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20160831-0091608

EXECUTOR'S SPECIAL WARRANTY DEED

FROM: MARK STILLMAN, EXECUTOR OF THE ESTATE OF GLADYS C. STILLMAN, DECEASED, Grantor

TO: BROADSTONE SOUTH GULCH, LLC, a Delaware limited liability company, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Number
Broadstone South Gulch, LLC 2415 E. Camelback Road Suite 600 Phoenix, Arizona 85016	Same as Owner	093 14 0 570.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is FIVE MILLION ONE HUNDRED FIFTY ONE THOUSAND SIX HUNDRED FOURTEEN AND 34/100 DOLLARS ($5,151,614.34).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 25th day of August, 2016.

JOE WILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 5/5/20

KNOW ALL PERSONS by these presents that MARK STILLMAN, EXECUTOR OF THE ESTATE OF GLADYS C. STILLMAN, DECEASED, ("Grantor"), 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 is hereby acknowledged, has bargained and sold, and by these presents does transfer and convey unto BROADSTONE SOUTH GULCH, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, those certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property located at 777 8th Avenue South, in the City of Nashville, Davidson County, Tennessee.

This conveyance is expressly made subject to all matters or record including matters set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this the 25th day of August, 2016.

GRANTOR:

Mark Stillman, Executor

Mark Stillman, Executor for the Estate of
Gladys C. Stillman, deceased

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared MARK STILLMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument in his capacity as Executor for the Estate of Gladys C. Stillman pursuant to Letters Testamentary issued by the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 15P158, for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of August, 2016.

Notary Public
My Commission Expires: 5/5/20

JOE WILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Edgehill Estates, Section Sixty-Five, of record in Book 4460, Page 159, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Gladys Stillman from Sidney Stillman by Quitclaim Deed of record at Instrument Number 20040315-0028970, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Sidney Stillman and wife Gladys Sillman, by deed from D & H Enterprises, a Tennessee joint venture comprised of Charles W. Dunn and David Harrington, of record in Book 8103, Page 846, said Register's Office. Title vested in Gladys Stillman upon the death of Sidney Stillman. Gladys Stillman died on January 17, 2015. Title vested in Mark Stillman pursuant to Letters Testamentary issued by the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 15P158. Gladys Stillman and Gladys C. Stillman being one and the same person.

EXHIBIT B

ENCUMBRANCES

1. Taxes and assessments for the year 2016 and subsequent years, not yet due and payable.

2. Utility and guy anchor easements shown on Plat of record in Plat Book 4460, page 159, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Stefanie Robertson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Stefanie Robertson
Signature

State of AZ

County of Maricopa

Personally appeared before me, [Marie Soja], a notary public for this county and state, [Stefanie Robertson] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marie D Soja
Notary's Signature

My Commission Expires: 1-1-19
Notary' Seal (if on paper)

MARIE D. SOJA
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires Jan. 1, 2019