FIRST AMERICAN TITLE

Document prepared by and after recording return to:

Dentons US LLP
2000 McKinney Avenue, Suite 1900
Dallas, Texas 75201
Attention: Toni Weinstein

Karen Y Johnson Davidson County
Batch# 152225 DEEDWARRSP
10/17/2018 03:50:30 PM 11 pgs
Fees: $58.00 Taxes: $50,320.00
20181017-0103171

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SPECIAL WARRANTY DEED

This Indenture made and entered into this 10 day of October, 2018 by and between SL II Nashville Baseball Site LLC, a Delaware limited liability company ("Grantor"), and Broadstone Stockyard Flats, LLC, a Delaware limited liability company ("Grantee").

WITNESSETH that for the consideration hereinafter expressed, Grantor does hereby bargain, sell and convey to Grantee that certain real property situated and being in the County of Davidson, State of Tennessee described on Exhibit A hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property unto Grantee and Grantee's successors and assigns in fee simple forever, with all appurtenances thereto.

Subject only to those matters set forth on Exhibit B hereto and incorporated herein by reference, Grantor covenants and bind itself to warrant and forever defend the title to the Property to Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

GRANTOR:

SL II NASHVILLE BASEBALL SITE LLC,
a Delaware limited liability company

By: SL II Nashville Baseball Site JV LLC,
a Delaware limited liability company,
its sole member

By: Nashville Baseball Development, LLC,
a Delaware limited liability company,
its managing member

By: _____
Name: _____
Title: _____

STATE OF North Carolina
COUNTY OF Mecklenburg

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen McClure, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Manager of Nashville Baseball Development, LLC, a Delaware limited liability company, the managing member of SL II Nashville Baseball Site JV LLC, a Delaware limited liability company, the sole member of the within named grantor, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the said limited liability company by himself as, Stephen McClure

My Commission Expires: 7/17/21 _____, NOTARY PUBLIC

CAROLINE J. GRIER
NOTARY PUBLIC
MECKLENBURG COUNTY
NORTH CAROLINA
MY COMMISSION EXPIRES 7/17/2021

****

STATE OF TENNESSEE, COUNTY OF DAVIDSON: ss

I hereby swear or affirm that to the best of the Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $13,600,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN TO AND SUBSCRIBED before me, _____, Tennessee, this 10th day of Oct., 2018

Notary Public

My Commission Expires:

AMBER HOTTENROTH
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires July 26, 2020

RESPONSIBLE TAXPAYER:

PROPERTY ADDRESS:

1507 16th Avenue South
Nashville, Tennessee 37212

FILE NO.:

CLT No.:

MAIL TAX NOTICES TO:
Alliance Residential Company
2525 E. Camelback Road, Suite 500
Phoenix, Arizona 85016
Attention: Robert G. Weston, Jr.

PROPERTY OWNER:
Broadstone Stockyard Flats, LLC
2525 E. Camelback Road, Suite 500
Phoenix, Arizona 85016

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EXHIBIT A TO DEED

LEGAL DESCRIPTION

Tract I:

(TRACTS I THROUGH III - TAX MAP 82-14 PARCELS 12 and 13)

Parcel A.

Being part of Lot No. 20 in Balch and Whiteside's Addition to Nashville, the Plan of which is of record in Minute Book B, Page 334, Circuit Court of Davidson County, Tennessee, described as follows, beginning on the easterly margin of Third Avenue North, formerly College Street 118 ft. southerly from the southerly margin of Whiteside Street thence with the easterly margin of said Avenue southerly 40 feet to a point 40 feet northerly from the southwest corner of said lot No. 20, thence at right angles eastwardly 119-1/2 feet to the southwest corner of a lot conveyed by John J. Rucker and wife, to the Nashville Terminal Co. by deed of record in Book 302, Page 504, Register's Office of Davidson County, Tennessee; thence with said Company's west line northerly 40 feet thence westerly 119-1/2 feet to the beginning.

Parcel B.

Being part of Lot No. 20 in Balch and Whiteside's Addition to Nashville, the Plan of which is of record in Minute Book D, Page 734, Circuit Court of Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Third Avenue North formerly College Street, at Nopper's Southwest corner, being about 70 feet southerly from the southerly margin of Whiteside Street, thence with said Nopper's southerly line easterly 119 1/2 feet more or less, to the northwest corner of a part of said lot conveyed by Martin J. Dalton and wife, to the Nashville Terminal Co., by deed of record in Book 302, Page 353, Register's Office of Davidson County, Tennessee, thence with westerly line of said lot southerly 48 feet thence parallel with the first line westerly 119-1/2 feet, more or less, to the easterly margin of the said Avenue thence with said Avenue northerly 48 feet to the beginning.

Tract II:

A certain tract or parcel of land in Davison County, State of Tennessee, described as follows, to wit:

Being the southerly 18 inches of the westerly 119.5 feet of the northerly 70 feet of lot No. 20, on the Map of Balch and Whiteside's Addition to Nashville as of record in Minute Book D, Page 734, Circuit Court of Davidson County, Tennessee, Said parcel of Lot No. 20 fronts 18 inches on the easterly side of 3rd Avenue North, and runs back between parallel lines 119.5 feet to the west line of a part of said Lot conveyed to The Nashville Terminal Company by deed from Mrs.

Louisa M. Nopper, et al, of record in Book No. 302, Page 365, said Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at a point 68-1/2 feet from the northwesterly corner of the westerly 119.5 feet of the northerly 70 feet of Lot No. 20 thence continuing southerly with the westerly line of said Lot No. 70, 18 inches to the northwesterly corner of the Smith Packing Company, Inc. property; thence with the northerly line of said Smith Packing Company, Inc. property 119.5 feet to the property of the Nashville Terminal Company thence north from the Northeasterly corner of the Smith Packing Company, Inc. property, following the easterly line of Lot No. 70, 18 inches to a point 68-1/2 feet from the north easterly corner of said lot No. 70, thence westerly from said point 119.5 feet to the point of beginning.

Tract III:

Land in Davidson County, Tennessee, being the northerly 67 feet of the westerly 119-1/2 feet of Lot No. 19, and the southerly 40 feet of the westerly 119-1/2 feet of Lot No. 20, in Balch and Whiteside's Addition, a plan of which is of record in Minute Book D, page 734, of the Circuit Court Clerk's Office for Davidson County, Tennessee, and being the same property more particularly described as follows:

Beginning on the easterly margin of Third Avenue North, formerly North College Street, at a point 158 feet southwardly from the southerly margin of Whiteside Street; and running thence southwardly with the easterly margin of Third Avenue North, 107 feet, more or less, to a point; thence eastwardly, parallel with the southerly margin of Whiteside Street, 119-1/2 feet to a point, 25 feet westwardly from the easterly lines of said Lot No. 19; thence northwardly, parallel with the easterly lines of said Lot No. 19 and 20, 107 feet, more or less, to a point; thence westwardly, parallel with the southerly margin of Whiteside Street, 119-1/2 feet to the point of beginning.

TRACTS I THROUGH III BEING THE SAME PROPERTY CONVEYED TO SL II NASHVILLE BASEBALL SITE, LLC BY DEED FROM HUGHIE L. MORRIS A/K/A HUGHIE MORRIS OF RECORD IN INSTRUMENT NO. 201510280109738, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tract IV:

(TAX MAP 82-13 PARCEL 361):

Being a tract of land known as Lot 2 Plat of Section Two Stockyards Business Center as recorded in Plat Book 6200, Page 816, Register's Office of Davidson County (RODC), being in the central portion of Davidson County, lying in the 19th Council District of Nashville, Tennessee. Bounded on the south by the Metropolitan Government of Nashville and Davidson County as recorded in Book 11173, Page 904, RODC, and Metropolitan Government as recorded in Book 11027, Page 558, RODC; bounded on the west by the Right of Way (ROW) of 3rd Avenue North; bounded on the north by Premier Parking of Tennessee, LLC, as recorded in Instrument Number 201406300057369, RODC, and Lot 2 of said Plat Bradshaw Properties,

L.L.C. as recorded in Instrument Number 200205200061638, RODC ; and bounded on the east by ROW of 2nd Avenue North. Tract being described as follows:

POINT OF BEGINNING being the southwest corner of said Lot 2 and the northwest corner of said Metropolitan Government, lying on the easterly margin of 3rd Avenue North (49.5' ROW); thence with said ROW of 3rd Avenue North with the following: North 27°05'18" West 71.17 feet to a point; thence leaving said ROW North 62°42'28" East 144.57 feet to a point; thence South 27°00'32" East 18.67 feet to a point; thence North 62°49'28" East 146.88 feet to a point lying on the westerly ROW of said 2nd Avenue North; thence with said ROW South 27°12'50" East 49.49 feet to a point; thence leaving said ROW South 43°04'28" West 156.84 feet to a point; thence South 27°00'32" East 5.34 feet to a point; thence South 62°42'28" West 19.91 feet to a point; thence South 37°18'17" West 10.16 feet to a found PK nail; thence North 26°59'59" West 62.53 feet to a found 1/2 inch iron rod; thence South 61°17'45" West 115.07 feet to the point of beginning.

Tract contains 22,930 square feet or 0.53 acres.

Being the same property conveyed to Nashville Union Stock Yard Restaurant Co., Inc., by Quitclaim Deed of record in Book 11607, Page 708, Register's Office for Davidson County, Tennessee.

Tract V:

(TAX MAP 82-13 PARCEL 362)

Being a tract of land in the central portion of Davidson County, being Lot No. 1 in the Subdivision of Lot No. 23, Balch & Whiteside's Addition, as recorded in Minute Book "H", Page 324, County Court of Davidson County, and the south 1.46 feet of the north 142 feet of Lot No. 23 in Balch & Whiteside's Addition, as recorded in Minute Book "D", Page 734, of the Circuit Court of Davidson County, lying in the 19th Council District of Nashville, Tennessee. Bounded on the south by Right of Way (ROW) of Whiteside Avenue; bounded on the west by ROW of 3rd Avenue North; bounded on the north by The Metropolitan Government of Nashville and Davidson County as recorded in Book 11173, Page 904, Register's Office of Davidson County, (RODC); and bounded on the east by Nashville Union Stock Yard Restaurant Co., Inc. as recorded in Book 5864, Page 881, RODC. Tract being described as follows:

POINT OF BEGINNING being the intersection of the northerly ROW of said Whiteside Avenue and the easterly ROW of said 3rd Avenue North; thence with said ROW of 3rd Avenue North with the following: North 27°05'18" West 175.26 feet to a point; thence leaving said ROW North 36°18'36" East 53.74 feet to a point; thence North 63°10'22" East 20.00 feet to a found 1/2 inch iron rod; thence North 63°46T2" East 75.89 feet to a point; thence South 26°21'17" East 126.09 feet to a point; thence South 19°15'44" East 71.92 feet to a point lying on the northerly ROW of said Whiteside Avenue; thence with said ROW South 62°34'48" West 132.52 feet to the point of beginning.

Tract contains 27,433 square feet or 0.63 acres.

Being the same property conveyed to Nashville Union Stock Yard Restaurant Co., Inc., by Quitclaim Deed of record in Book 11607, Page 708, Register's Office for Davidson County, Tennessee.

Tract VI:

(TAX MAP 82-14 PARCEL 5):

Being a tract of in the central portion of Davidson County, being part of Lots 22 and 24 of Balch and Whiteside's Addition to Nashville, as of record in Minute Book "D", Page 734, Circuit Court of Davidson County, also being part of Lots 1, 2, and 3 of the subdivision of Lot 22 on Balch and Whiteside's Addition to the City of Nashville, as of record in Minute Book "H", Page 324, County Court of Davidson County, lying in the 19th Council District of Nashville, Tennessee. Bounded on the south by Right of Way (ROW) of Whiteside Avenue; bounded on the west by Nashville Union Stock Yard Restaurant Co. Inc. as recorded in Book 11607, Page 708, Register's Office of Davidson County, (RODC); bounded on the north by The Metropolitan Government of Nashville and Davidson County as recorded in Book 11173, Page 904, RODC; and bounded on the east by ROW of 2nd Avenue North. Tract being described as follows:

POINT OF BEGINNING being the intersection of the westerly ROW of said 2nd Avenue North and the Northerly ROW of said Whiteside Avenue; thence with said ROW of Whiteside Avenue with the following: South 62°34'48" West 159.80 feet to a point; thence leaving said ROW North 19°15'44" West 71.92 feet to a point; thence North 26°21'17" West 126.09 feet to a point; thence South 63°46'12" West 75.89 feet to a found 1/2 inch iron rod; thence North 36°54'54" East 248.77 feet to a found 5/8 inch iron rod lying on the westerly ROW of said 2nd Avenue North; thence with said ROW South 27°12'50" East 306.58 feet to the point of beginning.

Tract contains 42,147 square feet or 0.97 acres.

Being the same property conveyed to Nashville Union Stock Yard Restaurant Co. Inc., by Deed of record in Book 5864, Page 881, Register's Office for Davidson County, Tennessee.

Tract VII:

(TAX MAP 82-14 PARCEL 81)

Being a tract of land in the central portion of Davidson County, being part of Lot 20 on the Plan of Balch & Whiteside's Addition to the City of Nashville, as recorded in Minute Book "D", Page 374, Circuit Court of Davidson County, lying in the 19th Council District of Nashville, Tennessee. Bounded on the south by Hughie Morris as recorded in Book 10576, Page 895, Register's Office of Davidson County, (RODC); bounded on the west by Right of Way (ROW) of 3rd Avenue North, bounded on the north by ROW of Whiteside Avenue; and bounded on the east by Nashville Union Stock Yard Restaurant Co., Inc. as recorded in Book 9468, Page 907, RODC. Tract being described as follows:

POINT OF BEGINNING being the intersection of the easterly ROW of said 3rd Avenue North and the southerly ROW of said Whiteside Avenue; thence with said ROW of Whiteside Avenue with the following: North 62°34'48" East 120.53 feet to a found iron rod having a BWSC cap; thence leaving said ROW South 38°37'22" East 2.14 feet to a point; thence South 27°06'36" East 66.26 feet to a point; thence South 62°52'23" West 120.70 feet to a point lying on the easterly ROW of said 3rd Avenue North; thence with said ROW North 27°19'33" West 67.74 feet to the point of beginning.

Tract contains 8,222 square feet or 0.19 acres.

Being the same property conveyed to Nashville Union Stock Yard Restaurant Co. Inc., by Deed of record as Instrument No.20061214-0154500, Register's Office for Davidson County, Tennessee.

Tract VIII:

(TAX MAP 82-14 PARCEL 85)

Being a tract of land being in the central portion of Davidson County, lying in the 19th Council District of Nashville, Tennessee. Bounded on the south by Tennessee Education Association as recorded in Book 8167, Page 494, Register's Office of Davidson County, (RODC); bounded on the west Hughie Morris as recorded in Book 10576, Page 895, RODC and Nashville Union Stock Yard Restaurant Co., Inc. as recorded in Instrument Number 200612140154500, RODC; bounded on the north by Right of Way (ROW) of Whiteside Avenue; and bounded on the east by Nashville Union Stock Yard Restaurant Co., Inc. as recorded in Book 5902, Page 600, RODC. Tract being described as follows:

POINT OF BEGINNING lying on the southerly margin of said Whiteside Avenue (49.5' ROW), and being 145.94 feet southwest from the intersection of said ROW and the westerly ROW of 2nd Avenue North; thence leaving said ROW with the following: South 27°31'19" East 265.74 feet to a point; thence South 62°51'34" West 25.00 feet to a point; thence North 27°37'00" West 197.26 feet to a point; thence North 27°06'36" West 66.26 feet to a point, thence North 38°37'22" West 2.14 feet to a found iron rod having a BWSC cap lying on the southerly margin of said Whiteside Avenue (49.5' ROW); thence with said ROW North 62°34'48" East 25.26 feet to the point of beginning.

Tract contains 6,680 square feet or 0.15 acres.

Being the same property conveyed to Nashville Union Stock Yard Restaurant Co. Inc., by Deed of record in Book 9468, Page 907, Register's Office for Davidson County, Tennessee.

Tract IX:

(TAX MAP 82-14 PARCEL 86 and PART of PARCEL 85)

Being a tract of land in the central portion of Davidson County, being a portion of Lots 18, 19, and 20, and all of Lot 21 on the Plan of Balch & Whiteside's Addition to Nashville, as recorded in Minute Book "D", Page 734, Circuit Court of Davidson County, lying in the 19th Council District of Nashville, Tennessee. Bounded on the south by Tennessee Education Association as recorded in Book 8167, Page 494, Register's Office of Davidson County, (RODC); bounded on the west Nashville Union Stock Yard Restaurant Co., Inc. as recorded in Book 9468, Page 907, RODC; bounded on the north by Right of Way (ROW) of Whiteside Avenue; and bounded on the east by ROW of 2nd Avenue North. Tract being described as follows:

POINT OF BEGINNING being the intersection of the westerly ROW of said 2nd Avenue North and the southerly ROW of said Whiteside Avenue; thence with said ROW of 2nd Avenue North with the following: South 27°12'50" East 266.45 feet to a fence post; thence leaving said ROW with a fence line South 62°51'34" West 169.51 feet to a fence post; thence North 27°37'00" West 104.71 feet to a fence post; thence North 59°55'11" East 23.77 feet to a fence post; thence North 28°56'20" West 43.01 feet to a fence post; thence North 38°32'55" West 116.91 feet to a point; thence North 38°37'22" West 2.14 feet to a found iron rod with BWSC cap lying on the southerly margin of said Whiteside Avenue ROW; thence with said ROW North 62°34'48" East 171.20 feet to the point of beginning.

Tract contains 42,992 square feet or 0.99 acres.

TRACTS II THROUGH VII BEING THE SAME PROPERTY CONVEYED TO SL II NASHVILLE BASEBALL SITE LLC BY DEED FROM NASHVILLE UNION STOCKYARD RESTAURANT CO., INC. OF RECORD IN INSTRUMENT NO. 201507070065640, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The source of the legal description of the property used in this deed is the Survey of Robert M. Searson, Tennessee Registered Land Surveyor No. 1666, 1935 21st Avenue, South, Nashville, TN 37212, dated May 8, 2014, updated to May 26, 2015, Project No. 20140180.

EXHIBIT B TO DEED

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2018 and subsequent years, not yet due and payable.

2. Notice of Land Use Restrictions of record in Instrument No. 201511100114405; Instrument No. 201511100114406; and Instrument No. 201603070021746, Register's Office for Davidson County, Tennessee.

3. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 201603160025061, in the Register's Office of Davidson County, Tennessee.

4. Sewer easement shown on plat of record in Book 6200, Page 816, in the Register's Office of Davidson County, Tennessee, as shown on ALTA/NSPS Land Title Survey prepared by Robert M. Searson for S&ME, Inc., dated February 2, 2018, last revised , designated Project No. 5547-18-010.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10897, Page 343, in the Register's Office of Davidson County, Tennessee, shown on ALTA/NSPS Land Title Survey prepared by Robert M. Searson for S&ME, Inc., dated February 2, 2018, last revised _____, designated Project No. 5547-18-010.

6. Easement for railroad purposes of record in Book 4961, Page 373, in the Register's Office of Davidson County, Tennessee, as shown on ALTA/NSPS Land Title Survey prepared by Robert M. Searson for S&ME, Inc., dated February 2, 2018, last revised _____, designated Project No. 5547-18-010.

True Copy Certification

I, Nick Kallof, 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.

Nick Kallof
Signature

State of AZ

County of Maricopa

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

Melissa Violette
Notary's Signature

My Commission Expires: 8/18/21
Notary' Seal (if on paper)

