FIRST AMERICAN TITLE

Recording prepared and requested by:

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

and when recorded, please return this deed and tax statements to:

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

Karen Y Johnson Davidson County
Batch# 152225 DEEDQC
10/17/2018 03:50:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20181017-0103172

For recorder's use only

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on October 10, 2018 between SL II Nashville Baseball Site LLC, a Delaware limited liability company ("Grantor"), and Broadstone Stockyard Flats, LLC, a Delaware limited liability company ("Grantee").

FOR A VALUABLE CONSIDERATION, in the amount of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby REMISES, RELEASES, AND FOREVER QUITCLAIMS to Grantee, all right, title, interest and claim to the plot, piece or parcel of land, with all the buildings, appurtenances and improvements thereon, if any, in the County of Davidson, State of Tennessee described on Exhibit A hereto and incorporated herein by reference (the "Property").

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: Stephen A McClure
Title: Manager

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: 7/17/2021 _____, 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 $0.00, 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 this 10th day of Oct., 2018

_____, Tennessee _____

_____
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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109244716\V-1

EXHIBIT A TO DEED

LEGAL DESCRIPTION

TAX MAP 82-14 PARCEL 12 & 13 (TRACT I)

Being a tract of land lying in the 19th Council District of Nashville, Tennessee, being a portion of Lots 19 and 20 on the Plan of Balch & Whiteside's Addition to Nashville, as recorded in Minute Book "D", Page 734, Circuit Court of Davidson County. Bounded on the south by the Tennessee Education Association as recorded in Deed Book 8167, Page 494, Register's Office of Davidson County, (RODC); bounded on the west by the eastern Right of Way (ROW) of 3rd Avenue North; bounded on the north by Nashville Union Stock Yard Restaurant Co., Inc. as recorded in Instrument Number 20061214-0154500, RODC; and bounded on the east Nashville Union Stock Yard Restaurant Co., Inc. as recorded in Deed Book 9468, Page 907. Tract being described as follows:

POINT OF BEGINNING lying on the easterly ROW of said 3rd Avenue North, being South 27°19'33" East 67.74 feet from the intersection of said eastern ROW of 3rd Avenue North and the southern ROW of Whiteside Avenue; thence leaving said ROW of 3rd Avenue North with the following: North 62°52'23" East 120.70 feet to a point; thence South 27°37'00" East 197.26 feet to a point; thence South 27°37'00" East 1.58 feet to a point; thence South 62°45'32" West 121.71 feet to a found iron rod lying on the easterly ROW of said 3rd Avenue North; thence with said ROW North 27°19'33" West 199.08 feet to the point of beginning.

Tract contains 24,114 square feet or 0.55 acres.

BEING THE SAME PROPERTY CONVEYED TO SL II NASHVILLE BASEBALL SITE, LLC BY DEEDS FROM HUGHIE L. MORRIS A/K/A HUGHIE MORRIS OF RECORD IN INSTRUMENT NO. 201510280109739 AND INSTRUMENT NO. 201510280109738, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TAX MAP 82-13 PARCEL 361 (TRACT II)

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.

TAX MAP 82-13 PARCEL 362 (TRACT III)

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°46'12" 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.

TAX MAP 82-14 PARCEL 5 (TRACT IV)

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.

TAX MAP 82-14 PARCEL 81 (TRACT V)

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.

TAX MAP 82-14 PARCEL 85 (TRACT VI)

Being a tract of land 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.

TAX MAP 82-14 PARCEL 86 (TRACT VII)

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 DESCRIBED HEREIN IS PREPARED BY ROBERT M. SEARSON, TENNESSEE REGISTERED LAND SURVEYOR NO. 1666, 1935 21ST AVENUE SOUTH, NASHVILLE, TN 37212, DATED FEBRUARY 2, 2018, 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)

MELISSA VIOLETTE
Notary Public - State of Arizona
PINAL COUNTY
My Commission Expires August 18, 2021