3rd

Document prepared by and after recording return to:

Hunter Kitchens
Vice President
Premier Parking Land Company, LLC
144 2nd Avenue North, #300
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 198767 DEEDWARRSP
02/25/2019 01:10:30 PM 6 pgs
Fees: $33.00 Taxes: $2,220.00
20190225-0016919

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SPECIAL WARRANTY DEED

THIS INDENTURE made as of the 22nd day of February, 2019, between BROADSTONE STOCKYARD FLATS, LLC, a Delaware limited liability company ("Grantor"), and PREMIER PARKING LAND COMPANY, LLC, a Tennessee limited liability company ("Grantee").

THAT GRANTOR, for and in consideration of the sum of TEN NO/100 ($10.00) DOLLARS, and other good and valuable consideration, to them in hand paid by Grantee, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do by these presents grant, bargain, sell and convey unto Grantee, the real property described on Exhibit A attached hereto and incorporated by reference herein.

THIS CONVEYANCE is made subject to any and all matters set forth on Exhibit B attached hereto and incorporated by reference herein.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD the same unto Grantee and its successors and assigns, together with all of the rights and interest thereunto belonging, in fee simple.

This conveyance is made subject to 2019 taxes, which shall be prorated as of the date of closing and which Grantee assumes and agrees to pay, and the matters set forth herein.

Grantor covenants that it is lawfully seized in fee simple of the premises and that they have a good and lawful right to sell and convey the same. Except as stated herein, Grantor further covenants that it will warrant and defend the title to said premises unto Grantee, and its heirs, successors and assigns, against the lawful claims of all parties claiming by, through, or under Grantor, but not further or otherwise.

[signature page follows]

GRANTOR:

BROADSTONE STOCKYARD FLATS, LLC, a Delaware limited liability company

By: Broadstone Stockyard Flats Alliance, LLC, its managing member

By: _____
Patrick W. Dukes
Member

STATE OF OREGON
COUNTY OF YAMHILL

Before me, the undersigned, of the state and county mentioned, personally appeared Patrick W. Dukes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of Broadstone Stockyard Flats Alliance, LLC, the Managing Member of Broadstone Stockyard Flats, LLC, the within named bargainor, a Delaware limited liability company, and that he as such Member of the Managing Member of the bargainor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the said bargainor by himself as Member of the Managing Member.

Witness my hand, at office, this 21st day of February, 2019.

_____
Notary Public

My Commission Expires: OCT. 29. 2022

OFFICIAL STAMP
JULIE ANN CULP
NOTARY PUBLIC-OREGON
COMMISSION NO. 980405
MY COMMISSION EXPIRES OCTOBER 29, 2022

****

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Williamson: 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 $600,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Fidelity National Title Insurance Company
By: [signature], AFFIANT

SWORN TO AND SUBSCRIBED before me this 22 day of February 2019

Ashley Osgood, Tennessee

[signature]
Notary Public

My Commission Expires: 11-9-2019

ASHLEY N OSGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF KNOX

RESPONSIBLE TAXPAYER:

Premier Parking Land Company, LLC
144 2nd Avenue North, #300
Nashville, TN 37201

PROPERTY ADDRESS:
920 3rd Avenue North, Nashville, TN 37201

MAIL TAX NOTICES TO:

Premier Parking Land Company, LLC
144 2nd Avenue North, #300
Nashville, TN 37201

PROPERTY OWNER:

Premier Parking Land Company, LLC
144 2nd Avenue North, #300
Nashville, TN 37201

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EXHIBIT A

LEGAL DESCRIPTION

Being a portion of 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 a portion of the same property conveyed to Broadstone Stockyard Flats, LLC, a Delaware limited liability company, by Quitclaim Deed from SL II Nashville Baseball Site LLC, a Delaware limited liability company of record in Instrument No. 20181017-0103172, in the Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Broadstone Stockyard Flats, LLC, a Delaware limited liability company, by Special Warranty Deed from SL II Nashville Baseball. Site LLC, a Delaware limited liability company of record in Instrument No. 20181017-0103171, in the Register's Office of Davidson County, Tennessee.

Acreage content of the subject property is not hereby warrantied. Reference to acreage is left in the description merely for convenience in identifying the tract.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2019, a lien, not yet due and payable.

2. All matters shown on the Plan of record in Plat Book 6200, Page 816, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10897, Page 343, in the Register's Office for Davidson County, Tennessee.

4. Notice of Land Use Restrictions of record in Instrument No. 20160307-0021746, in the Register's Office for Davidson County, Tennessee.

5. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20181017-0103173, Register's Office for Davidson County, Tennessee.

6. The following matters shown on Survey No. _____ prepared by Brian M. Reifschneider TN RLS #2487 of Blue Ridge Surveying Services and dated 1-7-2019 last revised _____:

   a. Concrete block wall encroaches onto subject property 17.58' +/- in southerly line.
   b. Parking area encroaches onto subject property 15.26' +/- along northerly line.
   c. 15' Storm Sewer line in easterly line.

7. Terms & provisions of unrecorded Temporary Use Agreement For Construction Yard Staging Area as of the date of the Deed to which this Exhibit B is attached between Premier Parking Land Company, LLC and Alliance Multifamily Builders, LLC.

Certificate of Authenticity

I, Heather Wood, 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Osgood, a notary public for this county and state, Heather Webb who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Osgood

Notary's Signature

My Commission Expires: 11/9/2019.

Notary's Seal (If on paper)

ASHLEY N OSGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF KNOX