THIS INSTRUMENT WAS PREPARED BY
~~AND WHEN RECORDED RETURN TO~~:

Morgan, Lewis & Bockius LLP
One Federal Street
Boston, MA 02110
Attention: Richard A. Toelke, Esq.

Karen Johnson Davidson County
Batch# 259714 **DEEDWARRSP**
07/22/2019 08:11:02 AM 6 pgs
Fees: $33.00 Taxes: $125,060.00
20190722-0071217

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBER:
PBONE ARTISAN L.L.C., a Delaware limited liability company	c/o Berkshire Residential Investments, One Beacon Street, Suite 2400, Boston, MA 02108	09216032300

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by BMPP ARTISAN, L.L.C., a Delaware limited liability company ("Grantor"), in favor of PBONE ARTISAN L.L.C., a Delaware limited liability company ("Grantee").

FOR AND IN CONSIDERATION of the sum of THIRTY-THREE MILLION EIGHT HUNDRED THOUSAND Dollars ($33,800,000.00), cash in hand paid by Grantee and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has this day bargained and sold, and does hereby transfer and convey unto Grantee, its successors and assigns, that certain property located in Davidson County, Tennessee, and being more particularly described on Exhibit A to this Special Warranty Deed, which is appended hereto and incorporated herein by reference (the "Property").

The Property is improved property located at 819 18th Avenue South, Nashville, Tennessee.

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

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is unencumbered except as herein set forth to the contrary. Grantor further covenants and binds itself, 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 claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance and all covenants

Return to:
Katrina Haynes
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
770-916-4353
File No. TN251901064J

and warranties contained herein are subject to the matters set forth on Exhibit B to this Special Warranty Deed, which is appended hereto and incorporated herein by reference.

Whenever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 17th day of July, 2019.

GRANTOR:

BMPP ARTISAN, L.L.C.,
a Delaware limited liability company

By: _____
Name: Stephen Parthum
Title: Senior Vice President

ACKNOWLEDGMENTS

COMMONWEALTH OF MASSACHUSETTS)
)
COUNTY OF SUFFOLK)

PERSONALLY APPEARED BEFORE ME, Pamela Cameron, a Notary Public with authority to act in the Commonwealth and County aforesaid, Stephen Parthum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Senior Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this 12th day of July, 2019.

Pamela Cameron
Notary Public

My commission expires: 11/21/2019.

PAMELA CAMERON
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES NOVEMBER 21, 2019

COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF SUFFOLK)

The actual consideration or value, whichever is greater, for this transfer is Thirty-Three Million Eight Hundred Thousand and 00/100 Dollars ($33,800,000.00).

AFFIANT

SUBSCRIBED and sworn to before me, this 16th day of July, 2019.

Notary Public

My Commission Expires: 11/21/2019.

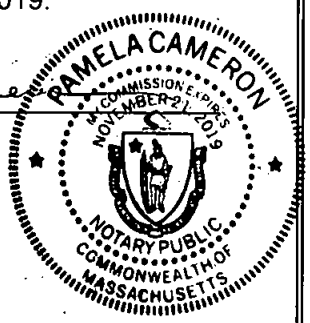


EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Consolidation Plat of Parcels 323, 325, 326, 327 and 328 Map 92-16, as shown on plat of record as Instrument No. 20131016-0108124, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to BMPP Artisan, L.L.C., a Delaware limited liability company, by Special Warranty Deed of record as Instrument No. 20151028-0109750 in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

Subject to the following:

1. All taxes for the fiscal year 2019 and subsequent years, not yet due and payable, and any additional taxes, interest, and/or penalties which may be assessed for the year 2018 or prior years by virtue of adjustment, re-appraisal, re-assessment, appeal or other amendment to the tax records for Davidson County.

2. Property Modifications of record in Instrument No. 20080610-0059622, in the Register's Office of Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record as Instrument No. 20131016-0108124, in the Register's Office of Davidson County, Tennessee.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20130717-0073763, in the Register's Office of Davidson County, Tennessee.

5. Grant of Easement of record in Instrument No. 20150211-0012556, in the Register's Office of Davidson County, Tennessee.

6. Boundary Line Settlement, Quitclaim Deed and Grant of Easements of record in Instrument No. 20050420-0044082, in the Register's Office of Davidson County, Tennessee.