This instrument was prepared by:

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

RESPONSIBLE TAXPAYER:

Nashville Gulch Owner LLC
c/o Security Properties Inc.
701 Fifth Avenue, Suite 5700
Seattle, Washington 98104
Attention: Bob Krokower

Karen Johnson Davidson County
Batch# 332922 DEEDQC
12/20/2019 02:49:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20191220-0131712

PROPERTY ADDRESS:

803 Division Street, Nashville, TN 37203

MAP-PARCEL NO.: 093 14 0 570.00

MAIL TAX NOTICES TO:

Same as Property Owner

PROPERTY OWNER:

Nashville Gulch Owner LLC
c/o Security Properties Inc.
701 Fifth Avenue, Suite 5700
Seattle, Washington 98104
Attention: Bob Krokower

QUITCLAIM DEED

THIS INDENTURE made as of the 20th day of December, 2019, between BROADSTONE SOUTH GULCH, LLC, a Delaware limited liability company ("Grantor"), and NASHVILLE GULCH OWNER LLC, a Delaware 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, does hereby release, remise and quitclaim unto Grantee all of the right, title and interest of Grantor, if any, in and to the real property described on Exhibit A attached hereto and incorporated by reference herein (the "Property").

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

GRANTOR:

BROADSTONE SOUTH GULCH, LLC, a Delaware limited liability company

By: Broadstone South Gulch Alliance, LLC, its managing member

By: _____
Patrick W. Dukes
Member

STATE OF ARIZONA

:ss

COUNTY OF MARICOPA

Personally appeared before me, the undersigned, a Notary Public having authority with the State and County aforesaid, personally appeared Patrick W. Dukes, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument as his free act and deed for the purposes therein contained, and who further acknowledged that he is a member of Broadstone South Gulch Alliance, LLC, the managing member of Broadstone South Gulch, LLC, a Delaware limited liability company, and is authorized by the companies to execute this instrument on behalf of Broadstone South Gulch, LLC.

Witness my hand, at office, this 19th day of December, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 9/20/2021

"OFFICIAL SEAL"
Cynthia L Coe
Notary Public - Arizona
Maricopa County
My Commission Expires 9/20/2021

****

STATE OF WASHINGTON, COUNTY OF KING: 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.

AFFIANT

SWORN TO AND SUBSCRIBED before me this 18th day of December, 2019

Notary Public

My Commission Expires: 04-09-23

LAUREN C ARNDORFER NOTARY PUBLIC 206495 COMMISSION EXPIRES 4-09-23 STATE OF WASHINGTON

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EXHIBIT A

LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

Being a parcel of land in the 19th Council District of Davidson County Tennessee, said parcel being recorded in Instrument No. 20160831-0091609, in the Register of Deeds Office for Davidson County Tennessee (R.O.D.C.T), said parcel also being Lot 7 of Section Sixty-Five, Edgehill Estates, as shown in Plat Book 4460, page 159 and recorded in the Register of Deeds Office for Davidson County, Tennessee, said property being generally located of north and adjacent to Interstate 40, south of and adjacent to Division Street, west of and adjacent to 8th Avenue South, said parcel is more particularly described as follows;

Commencing at a concrete right of way monument in the north right of way of Interstate 40 and the old west right of way of 8TH Avenue South, said monument also being the southeast corner of a new right of way tract conveyed in instrument number 201609090094993 R.O.D.C.T. said monument being South 83°40'06" East of a new pin set in the new east right of way of 8th Avenue South and being the southeast corner of said herein described tract;

Thence leaving said 8TH Avenue South with said Interstate 40 for the next (2) calls:
North 83°40'06" West, 277.11 feet to a ½" rebar;
North 83°50'11" West, 5.82 feet to a 5/8" rebar found, said rebar being the southeast corner of the Crunk Connected Products, LLC, as recorded in Deed Book 11328, Page 694, (Lot 6 of said Section Sixty-Five, Edgehill Estates), as recorded in the Register of Deed Office for Davidson County, Tennessee, said rebar also being the southwest corner of herein described tract;

Thence leaving said Interstate 40 and along the east line of said Crunk Connected Products property, North 06°01'25" East, 164.36 feet to an iron pin new in the south right of way of said Division Street as conveyed in said instrument number 201609090094993 R.O.D.C.T., said pin being the northeast corner of said Crunk Connected Products property, said pin also being the northwest corner of herein described property;

Thence leaving said Crunk Connected Products property and the south right of way of Division Street and along a curve to the left having a radius of 509.87 feet, an arc length of 44.64 feet, a chord bearing of South 70°02'43" East, for a chord distance of 44.63 feet to a scribe set in concrete;

Thence continuing with said Division Street and along a curve to the left having a radius of 641.90 feet, an arc length of 200.85 feet, a chord bearing of South 82°06'35" East, for a chord length of 200.03 feet to a scribe set in concrete;

Thence leaving said Division Street and along a curve to the right having a radius of 20.50 feet, an arc length of 32.46 feet, a chord bearing of South 46°12'28" East, for a chord distance of 29.17 feet to a scribe set in concrete, said scribe being in the west right of way of said 8TH Avenue South;

Thence with 8th Avenue South, South 01°13'26" East, 131.79 feet to the point of beginning and containing 40,466.26 Square feet or 0.93 Acres more or less.

BEING THE SAME PROPERTY CONVEYED TO BROADSTONE SOUTH GULCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEEDS FROM MARK STILLMAN, EXECUTOR OF THE ESTATE OF GLADYS C. STILLMAN, DECEASED, OF RECORD IN INSTRUMENT NO. 201608310091608 AND INSTRUMENT NO. 201608310091609, IN THE REGISTER'S OFFICE OF 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, [Lauren Ogino], 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.

Notary's Signature

My Commission Expires: May 21, 2022
Notary' Seal (if on paper)

LAUREN OGINO
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 547286
Expires May 21, 2022