This instrument was prepared by:
Toni Weinstein
Dentons US LLP
2000 McKinney Avenue, Suite 1900
Dallas, Texas 75201

FIRST AMERICAN TITLE

NCS-1026159-PHX1

Karen Johnson Davidson County
Batch# 515837 DEEDWARRSP
11/13/2020 10:24:30 AM 14 pgs
Fees: $73.00 Taxes: $388,500.00
20201113-0134045

# SPECIAL WARRANTY DEED

FROM: **BROADSTONE STOCKYARD FLATS, LLC, a Delaware limited liability company, as Grantor**

TO: **BCORE MF 901 SECOND LLC, a Delaware limited liability company, as Grantee**

Address of New Owner as follows:
210 Stockyard Street
Nashville, TN 37201

211 Stockyard Street
Nashville, TN 37201

| Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes | Map/Parcel Numbers |
|---|---|
| BCORE MF 901 Second LLC<br>210 & 211 Stockyard Street<br>Nashville, TN 37201 | 082 14 0 005.00<br>082 14 0 086.00 |

STATE OF ARIZONA:
COUNTY OF MARICOPA:

The consideration or value, whichever is greater, for this transfer is $105,000,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of November, 2020.

Catherine D. Goodrich
Notary Public

My Commission Expires: 07/11/2022

Catherine D Goodrich
Notary Public - Arizona
Maricopa County
Commission Number 549763
My Comm. Exp. 7/11/2022

# SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** is made as of the 12th day of November, 2020, from **BROADSTONE STOCKYARD FLATS, LLC**, a Delaware limited liability company (the "**Grantor**"), to **BCORE MF 901 SECOND LLC**, a Delaware limited liability company (the "**Grantee**").

**FOR AND IN CONSIDERATION OF** the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained and sold, and by these presents does grant, transfer and convey, unto Grantee and its successors and assigns, all of Grantor's estate, right, title, interest, claim and demand whatsoever in and to the following (the "**Premises**"): all the real property situate, lying and being in Davidson County, Tennessee, and being more fully described in **Exhibit A** hereto (the "**Land**"), together with the buildings and improvements thereon, and together with all and singular the hereditaments and appurtenances (including, without limitation, all easements, rights and privileges) benefitting or belonging or in any way appertaining to the Land and the buildings and improvements thereon, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

The Premises are improved real property located in Davidson County, Tennessee, with an address of 210 and 211 Stockyard Street, Nashville, TN 37201.

The Land is a portion of the property conveyed by the deed recorded October 17, 2018, in Instrument No. 20181017-0103172, in the Register's Office for Davidson County, Tennessee, and the description of the Land set forth in **Exhibit A** hereto was prepared from such deed.

This conveyance is made subject only to the matters set forth in **Exhibit B** hereto.

**TO HAVE AND TO HOLD** the Premises to Grantee, and its successors and assigns, forever, together with all rights, privileges, easements and appurtenances belonging to or benefiting the Premises, and hereby releasing all claims to homestead and dower therein. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Premises in fee simple, and has a good right to convey the Premises, subject to the matters set forth in **Exhibit B** hereto, to which this conveyance is made subject.

Grantor further covenants and binds Grantor, and its successors and assigns, to warrant and forever defend the title to the Premises to Grantee, and its successors and assigns, against the lawful claims of all persons whomsoever lawfully claiming or to claim the Premises or any part thereof by, through or under Grantor, but not otherwise, subject to the matters set forth in **Exhibit B** hereto.

In addition, Grantor 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 C** attached hereto, subject to such limitations, restrictions, and encumbrances as may affect such property.

Grantee agrees and acknowledges that Grantor has recorded an Amended and Restated Declaration of Covenants, Conditions and Restrictions (as amended from time to time, the "**Declaration**") on the date of the recording of this Deed, in the Office of the Register of Deeds

for Davidson County, Tennessee, prohibiting until June 24, 2030 (the "**Conversion Period**") the conversion of the Land without the prior written consent of Grantor and Alliance Multifamily Builders, LLC, a Delaware limited liability company ("**Alliance**"), to condominium ownership or any other property ownership regime in which portions of the Land are designated for separate ownership and the remainder of the Land is designated for common ownership. As part of the consideration paid to Grantor for this conveyance, Grantee agrees that without the prior written consent of Grantor and Alliance, which may be withheld in Grantor's or Alliance's sole discretion, Grantee will not, at any time during the Conversion Period when it owns the Land make or permit to be made effective a plat, replat, condominium map, declaration of condominium ownership or other document or device for the purpose of subdividing the Land or creating fractionalized ownership with respect to all or any part of the Land. Any conversion or attempted conversion of the Land for condominium use when Grantee owns the Land prior to the expiration of the Conversion Period shall be a material breach of the Declaration, and shall entitle Grantor and Alliance to exercise all rights and remedies at law or in equity against Grantee. Nothing contained in this Deed shall in any manner whatsoever affect the rights and remedies of Grantor and Alliance set forth in the Declaration, nor the covenants and restrictions set forth in the Declaration, all of which run with, are binding upon, and benefit the Land and are binding upon all owners of the Land upon the terms, provisions, and conditions set forth in the Declaration.

**[Remainder of This Page Left Blank Intentionally]**

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date set forth above.

**GRANTOR:**

**BROADSTONE STOCKYARD FLATS, LLC,**
a Delaware limited liability company

By: Broadstone Stockyard Flats Alliance, LLC, a Delaware limited liability company, its managing member

By: _____
Robert G. Weston, Jr.
Member

STATE OF ARIZONA )
) ss.
COUNTY OF MARICOPA )

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Robert G. Weston, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of Broadstone Stockyard Flats Alliance, LLC, a Delaware limited liability company which is the managing member of Broadstone Stockyard Flats, LLC, the within named bargainor, a Delaware limited liability company, and that he as such member of its managing member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Broadstone Stockyard Flats, LLC, a Delaware limited liability company, by himself as such member of its managing member.

Witness my hand and seal, at office in Phoenix, Arizona, this 11th day of November, 2020.

_____
Notary Public
My Commission Expires: 07/11/2022

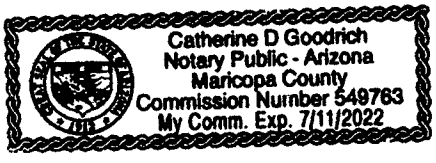


**EXHIBIT A**

**LEGAL DESCRIPTION**

TRACT I:

BEING A TRACT OF LAND IN THE CENTRAL PORTION OF DAVIDSON COUNTY, 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, LYING IN THE 19TH COUNCIL DISTRICT OF NASHVILLE, TENNESSEE, BEING HUGHIE MORRIS AS RECORDED IN BOOK 10576, PAGE 895, REGISTER'S OFFICE OF DAVIDSON COUNTY, (RODC). 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 RIGHT OF WAY (ROW) OF 3RD AVENUE NORTH; AND BOUNDED ON THE NORTH AND EAST BY SL II NASHVILLE BASEBALL SITE LLC, AS RECORDED IN INSTRUMENT. TRACT BEING DESCRIBED AS FOLLOWS:

POINT OF BEGINNING LYING ON THE EASTERLY ROW OF SAID 3RD AVENUE NORTH, BEING SOUTH 27 DEG. 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 DEG. 52' 23" EAST 120.70 FEET TO A POINT; THENCE SOUTH 27 DEG. 37' 00" EAST 197.26 FEET TO A POINT; THENCE SOUTH 27 DEG. 37' 00" EAST 1.58 FEET TO A POINT; THENCE SOUTH 62 DEG. 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 DEG. 19' 33" WEST 199.08 FEET TO THE POINT OF BEGINNING.

TRACT II:

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.

TRACT III:

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.

TRACT IV:

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.

TRACT V:

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.

TRACT VI:

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.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO BROADSTONE STOCKYARD FLATS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED FROM SL II NASHVILLE BASEBALL SITE LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED OCTOBER 17, 2018 IN INSTRUMENT NO. 20181017-0103172, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

## EXHIBIT B

## PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

2. Terms and provisions of Notice of Land Use Restrictions, by SL II Nashville Baseball Site LLC, of record in Instrument No. 201511100114405; Notice of Land Use Restrictions in Instrument No. 201511100114406; and Notice of Land Use Restrictions in Instrument No. 201603070021746, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by SL II Nashville Baseball Site LLC, of record in Instrument No. 201603160025061, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Easement for railroad purposes, by and between Nashville Union Stockyards, Inc. and Illinois Central Gulf Railroad Company, of record in Book 4961, Page 373, in the Register's Office of Davidson County, Tennessee. (Applies to Tract II and Tract III of the Land as described in **Exhibit A**)

5. Terms and provisions of Amended and Restated Declaration of Covenants, Conditions and Restrictions dated November 12, 2020 made by Broadstone Stockyard Flats, LLC, a Delaware limited liability company, and recorded in the Register's Office of Davidson County, Tennessee on the date and immediately prior to the time the Deed to which this **Exhibit B** is attached is recorded.

6. Terms and provisions of Agreement for Dedication of Public Right-of-Way, by and between Broadstone Stockyard Flats, LLC and The Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, of record in Instrument No. 201810310107837, in the Register's Office of Davidson County, Tennessee. (Applies to Tract I, Tract IV, Tract V and Tract VI of the Land as described in **Exhibit A**)

7. Terms and provisions of Agreement for Dedication of Public Right-of-Way, by and between Broadstone Stockyard Flats, LLC and The Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, of record in Instrument No. 201810310107838, in the Register's Office of Davidson County, Tennessee. (Applies to Tract I, Tract V and Tract VI of the Land as described in **Exhibit A**)

8. Terms and provisions of Agreement for Dedication of Public Right-of-Way, by and between Broadstone Stockyard Flats, LLC and The Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, of record in Instrument No. 201810310107839, in the Register's Office of Davidson County, Tennessee. (Applies to Tract II and Tract III of the Land as described in **Exhibit A**)

9. Terms and provisions of Grant of Easement, by and between Broadstone Stockyard Flats, LLC, a Delaware limited liability company and Comcast Cable Communications Management, LLC, a Delaware limited liability company, its successors and assigns, of record in Instrument No. 202005190051613, in the Register's Office of Davidson County, Tennessee.

10. Rights of tenants, as tenants only, with no option to purchase or rights of first refusal to purchase any of the Premises, under leases for residential apartment units within the Land.

**EXHIBIT C**

**QUITCLAIM PROPERTY**

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 AND ALSO A 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, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION.

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF STOCKYARD STREET (58' PUBLIC RIGHT-OF-WAY) AND THE EASTERLY RIGHT-OF-WAY OF 3RD AVENUE NORTH (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE N 27°03'51" W ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 175.26' TO THE SOUTHWEST CORNER OF LANDS NOW OR FORMERLY OF METRO GOVERNMENT WW WATER AND SEWER AS DESCRIBED IN DEED BOOK 11173, PAGE 904;

THENCE ALONG THE SOUTHERLY LINE OF SAID LAND NOW OR FORMERLY OF METRO GOVERNMENT WW WATER AND SEWER THE FOLLOWING THREE (3) COURSES:

(1) THENCE N 36°24'27" E A DISTANCE OF 53.73' TO A FOUND 5/8" YELLOW CAPPED REBAR "LITTLE JOHN ENG.";

(2) THENCE N 63°10'09" E A DISTANCE OF 19.86' TO A FOUND 5/8" REBAR;

(3) THENCE N 36°54'32" E, PASSING A FOUND 5/8" REBAR AT A DISTANCE OF 243.95' AND CONTINUING FOR A TOTAL DISTANCE OF 248.90' TO THE WESTERLY RIGHT-OF-WAY OF 2ND AVENUE NORTH (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE S 27°06'46" E ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 306.58' TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY AND THE NORTHERLY RIGHT-0F-WAY OF STOCKYARD STREET;

THENCE S 62°34'44" W ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 291.86' TO THE POINT OF BEGINNING.

SAID LAND HAVING AN AREA OF 69,497 SQUARE FEET OR 1.595 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAY OF RECORD, IF ANY.

TRACTS I, IV, V, VI

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, BEING HUGHIE MORRIS AS RECORDED IN BOOK 10576, PAGE 895, REGISTER'S OFFICE 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, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING

METES AND BOUNDS DESCRIPTION:

BEGINNING AT INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF STOCKYARD STREET (58' PUBLIC RIGHT-OF-WAY) AND THE EASTERLY RIGHT-OF-WAY OF 3RD AVENUE NORTH (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

(1) THENCE N 62°34'44" E A DISTANCE OF 120.53';

(2) THENCE N 62°34'44" E A DISTANCE OF 171.47' TO THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY AND THE WESTERLY RIGHT-OF-WAY OF 2ND AVENUE NORTH (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) ;

THENCE S 27°11'29" E ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 266.54' TO THE NORTHEAST CORNER OF LANDS NOW OR FORMERLY OF TENNESSEE EDUCATION ASSOCIATION AS DESCRIBED IN DEED BOOK 8167, PAGE 494;

THENCE ALONG THE NORTHERLY LINE OF SAID LANDS NOW OR FORMERLY OF TENNESSEE EDUCATION ASSOCIATION THE FOLLOWING THREE (3) COURSES:

(1) THENCE S 62°52'07" W A DISTANCE OF 169.67';

(2) THENCE S 27°36'27" E A DISTANCE OF 1.58';

(3) THENCE S 62°47'12" W A DISTANCE OF 121.71' TO THE EASTERLY RIGHT-OF-WAY OF SAID 3RD AVENUE NORTH;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

THENCE N 27°19'33" W A DISTANCE OF 199.08';

THENCE N 27°19'33" W A DISTANCE OF 67.74' AND TO THE POINT OF BEGINNING.

SAID LAND HAVING AN AREA OF 77,734 SQUARE FEET OR 1.785 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAY OF RECORD, IF ANY.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO BROADSTONE STOCKYARD FLATS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED FROM SL II NASHVILLE BASEBALL SITE LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED OCTOBER 17, 2018 IN INSTRUMENT NO. 20181017-0103172 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

# 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 Arizona

County of Maricopa

Personally appeared before me, Lauren Ogino, 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.

Notary's Signature

My Commission Expires: 5/21/2022

Notary' Seal (if on paper)

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