Karen Johnson Davidson County
Batch# 638999 DEEDWARRSP
05/18/2021 02:38:30 PM 5 pgs
Fees: $28.00 Taxes: $38,480.00
20210518-0067236

Address New Owner as Follows:	*Map/Parcel:*	*Send Tax Bills To:*
c/o Alliance Realty Partners, LLC 1720 Peachtree Street, Suite 150 Atlanta, Georgia, 30309	092.14.0B.010.00	Same as New Owner
This instrument prepared by: Adam Fritcher, 8383 Preston Center Plaza Dr., 5th Floor, Dallas, Texas 75225		

SPECIAL WARRANTY DEED

STATE OF TEXAS)
COUNTY OF DALLAS)

The actual consideration or value, whichever is greater, for this transfer is $10,400,000.00.

By: _____
Scott A. Dyche, Affiant

Subscribed and sworn to before me this 6 day of May, 2021.

LAUREN MOWERY NOTARY PUBLIC STATE OF TEXAS ID 10444931 EXP 01-23-2025

_____
Notary Public

My Commission Expires: 1-23-2025

NASHCAM, L.P., a Tennessee limited partnership ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, has Granted, Sold, and Conveyed, and by these presents does Grant, Sell, and Convey, unto BROADSTONE ONECITY, LLC, a Delaware limited liability company ("Grantee") (i) all that real property situated in the County of Davidson, State of Tennessee, and more particularly described on Exhibit A attached hereto and made a part hereof for all purposes, (ii) together with all improvements and related amenities located in and on such real property, (iii) easements, if any, benefiting such real property, and (iv) all rights and appurtenances, if any, pertaining to such real property, including any right, title and interest of Grantor in and to adjacent streets, alleys or rights-of-way (collectively, the "Property").

This Deed is made and accepted expressly subject to the matters set forth in Exhibit B attached hereto and made a part hereof for all purposes (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, subject to the Permitted Encumbrances, together with all and singular the rights and appurtenances belonging in any way to the Property, unto the said Grantee, its successors and assigns forever, and Grantor binds itself and its successors and assigns to warrant and forever defend all and singular the Property, subject to the Permitted Encumbrances, to Grantee, its successors and assigns against every person lawfully claiming or to claim all or any part of the Property, by, through, or under Grantor, but not otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, Grantor and Grantee have executed this Deed to be effective as of the 11 day of May, 2021.

GRANTOR:

NASHCAM, L.P.,
a Tennessee limited partnership

By: Cambridge 28, Inc.,
its General Partner

By:_____
Name: Scott A. Dyche
Title: Executive Vice President

STATE OF TEXAS §
§
COUNTY OF DALLAS §

Before me the undersigned, a Notary Public in and for said County and State, on this day personally appeared Scott A. Dyche, the Executive Vice President of Cambridge 28, Inc., a Tennessee corporation, the General Partner of NASHCAM, L.P., a Tennessee limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and thereupon he acknowledged that he was authorized to execute the within instrument on behalf of said partnership, and that he executed said instrument as the voluntary act of the said partnership, and for the purposes and consideration expressed therein and in the capacity stated therein.

Given under my hand and seal of office this 6 day of May, A.D., 2021.

(Seal)

_____, Notary Public
(signature of Notary Public)

My Commission Expires: 1·23·2025

LAUREN MOWERY NOTARY PUBLIC STATE OF TEXAS ID 10444931 EXP. 01-23-2025

EXHIBIT A

LEGAL DESCRIPTION

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

PARCEL I

Lot 7, of the Re-Subdivision of Lots 4, 7, 9 and Open Space, oneCity Nashville, as shown on plat of record in Instrument No. 20200127-009819, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Nashcam, L.P., a Tennessee limited liability company, by Special Warranty Deed from HCRI Tennessee Properties, Inc., a Delaware corporation, of record in Instrument No. 20130830-0091817, Quit Claim Deed of record in Instrument No. 20130830-0091818 and Quit Claim Deed of record in Instrument No. 20130926-0101094, all in the Register's Office of Davidson County, Tennessee.

PARCEL II

Together with those rights, obligations, easements as well as other terms and conditions benefiting Parcel I contain in Declaration of Restrictive Covenants and Reciprocal Easements of record in Instrument No. 20140626-0056197 as amended in Instrument Nos. 20160720-0074605, 20160720-0074662, 20180507-0043207, 20180924-0094361, 20180926-0095467, 20181210-0120111, and 20191002-0100433, all in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

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

2. Drainage Easement contained in Quitclaim Deed from CSX Transportation, Inc. to Georgia-Pacific Corporation, recorded February 2, 1988, in Deed Book 7461, Page 313, Davidson County, Tennessee records.

3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, recorded October 22, 2013, as Instrument No. 20131022-0109927, Davidson County, Tennessee records.

4. Terms, conditions and stipulations in the Declaration of Restrictive Covenants and Reciprocal Easements, recorded June 26, 2014, as Instrument No. 20140626-0056197, Davidson County, Tennessee records. Amended and Restated Declaration of Restrictive Covenants and Reciprocal Easements, recorded July 20, 2016, as Instrument No. 20160720-0074605, aforesaid records. Lot 9 Amendment to the Amended and Restated Declaration of Restrictive Covenants and Reciprocal Easements, recorded July 20, 2016, as Instrument No. 20160720-0074662, aforesaid records. First Amendment to Amended and Restated Declaration of Restrictive Covenants and Reciprocal Easements, recorded May 07, 2018, as Instrument No. 20180507-0043207, aforesaid records. Second Amendment to Amended and Restated Declaration of Restrictive Covenants and Reciprocal Easements, recorded September 24, 2018, as Instrument No. 20180924-0094361, aforesaid records. First Amendment to Lot 9 Amendment to the Amended and Restated Declaration of Restrictive Covenants and Reciprocal Easements, recorded September 26, 2018, as Instrument No. 20180926-0095467, aforesaid records. Amended and Restated Lot 9 Amendment to the Amended and Restated Declaration of Restrictive Covenants and Reciprocal Easements, recorded December 10, 2018, as Instrument No. 20181210-0120111, aforesaid records. Second Amended and Restated Lot 9 Amendment to the Amended and Restated Declaration of Restrictive Covenants and Reciprocal Easements, recorded October 2, 2019, as Instrument No. 20191002-0100433, aforesaid records. Lot 7 Amendment to Amended and Restated Declaration of Restrictive Covenants and Reciprocal Easements, recorded May 14, 2021, as Instrument No. 20210514-0065301, aforesaid records.

5. All matters as shown on plat of survey recorded in Plat Instrument No. 20200127-0009819, Davidson County, Tennessee records.

Tennessee Certification of Electronic Document

I, Tonya McCants (*Signer's Name*), 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.

Tonya McCants
Signature

State of New York

County of New York

Personally appeared before me, Lia Capozzi (*Notary's Name*), a notary public for this county and state, Tonya McCants (*Signer's Name*), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lia N. Capozzi
Notary Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

LIA N CAPOZZI
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CA6357557
Qualified In Suffolk County
My Commission Expires 04-24-2021 25

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).