This instrument was prepared by:

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Atlanta, Georgia 30309

Karen Johnson Davidson County
Batch# 663884 DEEDWARRSP
06/24/2021 11:36:30 AM 7 pgs
Fees: $38.00 Taxes: $584,390.95
20210624-0085802

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
11 Greenway Plaza Suite 2400 Houston, Texas 77046	Same	Map/Parcel No. 093-130-574.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DEMONBREUN STREET APARTMENTS INVESTORS LLC**, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **CAMDEN MUSIC ROW, LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A.**

The Property is improved property located at 1515 Demonbreun Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on **Exhibit B**.

STATE OF _____)
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this transfer is $157,943,500.00.

_____
Anthony Alosi, Affiant

Subscribed and sworn to me this ____ day of _____, 2021.

See Attached

_____
NOTARY PUBLIC
My Commission Expires: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of RIVERSIDE

Subscribed and sworn to (or affirmed) before me on this ____ day of June 17, 2021, by UNA KIM, NOTARY PUBLIC ANTHONY ALOSI,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

NRO1 UNA KIM COMM. #2329605 Notary Public - California Riverside County My Comm. Expires July 10, 2024 NRO1

(Seal)

Signature

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 21st day of June, 2021.

GRANTOR:

DEMONBREUN STREET APARTMENTS INVESTORS LLC,
a Delaware limited liability company

By: Demonbreun Street Apartments JV Member LLC,
a Delaware limited liability company

By: TPF Equity REIT Operating Partnership LP,
its sole member

By: TPF Equity REIT Operating Partnership GP LLC,
its general partner

By:_____ VNS
Name: Kevin M. Dowd
Its: Executive Director_____

STATE OF CONNECTICUT)
COUNTY OF HARTFORD) Hartford

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named Kevin M. Dowd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Executive Director of TPF Equity REIT Operating Partnership GP LLC, as general partner of TPF Equity REIT Operating Partnership LP, as sole member of Demonbreun Street Apartments JV Member LLC, as member of DEMONBREUN STREET APARTMENTS INVESTORS LLC, the within named bargainor, a Delaware limited liability company, and that he as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company in his capacity as Authorized Signatory.

Witness my hand and seal, at office this 21st day of June, 2021.

_____
NOTARY PUBLIC

My Commission Expires: _____

SHELLY R. ANDREWS
NOTARY PUBLIC
MY COMMISSION EXPIRES: FEB. 28, 2022

EXHIBIT A

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

TRACT I

Being Lot 1, on the plan of Lionstone Music Circle, Revision of Lot 1 Final Plat of record in Instrument No. 201504060029915, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

TRACT II

Being a tract of land lying in the 19th District of Davidson County, Nashville, Tennessee. Bounded on the north and east by Lot 1 of 3rd Revision Lots 2, 3 and 4, Music Circle East, and Revision One of Lot 287, McNairy's Plan of West Nashville, as recorded in Instrument Number 200909100084799, Registers Office of Davidson County (RODC), being LUI Nashville Roundabout, LLC, as recorded in Instrument Number 200911180106247, RODC and bounded on the south by the proposed ROW of Division Street. Tract being described as follows:

POINT OF COMMENCEMENT being a found iron rod lying on the intersection of the existing ROW of said Music Circle East and the existing ROW of said Division Street; thence along said existing ROW of Music Circle East North 62°33'47" East 8.58 feet to the true and actual POINT OF BEGINNING; thence continuing along said existing ROW North 62°33'47" East 30.13 feet to a point; thence leaving said existing ROW and with a new line South 27°26'13" East 21.61 feet to a point on the proposed ROW of Division Street; thence along proposed ROW North 81°47'18" West 37.08 feet to the point of beginning.

Bearings based on Instrument Number 200909100084799, RODC.

Being a part of the right-of-way abandoned by Ordinance No. BL2012-290 of the Metropolitan Council.

Being the same property conveyed to Demonbreun Street Apartments Investors, LLC, a Delaware limited liability company by Special Warranty Deed from LUI Nashville Roundabout, LLC, a Delaware limited liability company of record in Instrument No. 201402240015825, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
2. All matters shown on plat(s) of record in Instrument No. 201208300078582 and Instrument No. 201504060029915, in the Register's Office of Davidson County, Tennessee.
3. Arts Center Redevelopment Plan as set out in the following Ordinance of Metropolitan Council: BL2002-1063 (also recorded in Instrument No. 200207150084598, Register's Office of Davidson County, Tennessee).
4. Restrictive Covenants pertaining to the Arts Center Redevelopment Plan of record in Book 11625, Page 252, Register's Office of Davidson County, Tennessee.
5. Easements retained in ordinance abandoning right-of-way of record in Ordinance No. BL2012-290, Davidson County, Tennessee.
6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems from Demonbreun Street Apartments Investors, LLC to Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 2014041090029616, in the Register's Office of Davidson County, Tennessee.
7. Grant of Easement from Demonbreun Street Apartments Investors, LLC to Comcast of Nashville I, LLC, of record in Instrument No. 201409240087648, in the Register's Office of Davidson County, Tennessee.
8. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey prepared by Robert M. Searson, RLS No. 1666, Littlejohn Engineering Associates, Project No. 20130778, dated September 17, 2013, last revised February 19, 2014:

   - Storm sewer line crossing the easterly portion of Tract I of the Land

9. Rights of parties in possession not shown by the Public Records.

Certificate of Authenticity

I, Scott Vernon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6-24-21.

Date

Affiant Signature

6-24-21
Date

State of MA

County of SUFFOLK

Sworn to and subscribed before me this 24th day of June, 2021.

Notary's Signature

MELISSA A. GRAVLIN
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMM. EXPIRES APRIL 22, 2022

My Commission Expires: 4-22-22
Date

Notary's Seal (if on paper)