1st

Prepared by and
After Recording Return to:

Craig Todaro
Goulston & Storrs
400 Atlantic Avenue
Boston Massachusetts 02110

Karen Johnson Davidson County
Batch# 779638 DEEDWARRSP
12/23/2021 03:49:30 PM 8 pgs
Fees: $43.00 Taxes: $178,340.00
20211223-0170144

(Space above this line is for recorder's use)

SPECIAL WARRANTY DEED

This Special Warranty Deed (this "**Deed**") is made on this 14th day of December , 2021. PJ MP Bellevue Heights, L.P., a Delaware limited partnership, whose address is c/o Starwood Asset Management, 400 Galleria Parkway, Suite 1450, Atlanta, GA 30339 ("**Grantor**"), for and in consideration of the payment of Ten and No/100 Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby sell and convey to Bellevue Apartment Owner, LLC, a Delaware limited liability company ("**Grantee**"), whose address is c/o BCRE II Acquisitions, LLC, 268 Summer Street, 3rd floor, Suite A Boston Massachusetts 02210, all of its right, title and interest in and to the following described real property, to-wit:

See **Exhibit 1** attached hereto and incorporated herein by this reference (the "**Property**");

TO HAVE AND TO HOLD, the Property aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining, unto Grantee and unto its successors and assigns forever, Grantor hereby covenants that the Property is free and clear from any encumbrance done or suffered by Grantor, excepting all taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, any matters that a survey or inspection of the property would disclose, all zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the property (collectively the "**Permitted Exceptions**").

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Exceptions and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

[Remainder of Page Intentionally Left Blank;
Signature Page Follows]

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

GRANTOR:

PJ MP Bellevue Heights, L.P.
a Delaware limited partnership

By: Alliance PJWE GP, L.L.C.
a Delaware limited liability
its general partner

By:_____
Name: James Kane
Its: Authorized Signatory

State of Georgia
County of Cobb

This record was acknowledged before me on December 7, 2021 by James Kane acting as Authorized Signatory of Alliance PJWE GP, L.L.C., a Delaware limited liability company who is personally known to me on the basis of satisfactory evidence to be the person who appeared before me.

_____
(signature of notary public) Notary Public, State of Georgia

Stamp/Seal

My commission expires: 3/18/2024

MELLANY WILLIAMSON
NOTARY PUBLIC
COBB COUNTY, GEORGIA
Commission Expires
MARCH 18, 2024

Exhibit 1
to
Special Warranty Deed

Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE SECOND CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, SHOWN ON METRO PROPERTY MAP 128, AS PARCEL NO. 126, SAID TRACT BEING LOCATED ON THE EAST SIDE OF OLD HICKORY BOULEVARD AND APPROXIMATELY 2,800 FEET NORTH OF THE INTERSECTION OF OLD HICKORY BOULEVARD WITH U.S. HIGHWAY 70S, AND ALSO SHOWN AS LOT ONE ON THE PLAN OF SUBDIVISION FOR AMBERWOOD APARTMENTS AS OF RECORD IN PLAT BOOK 6250, PAGE 204, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (R.O.D.C.T), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE EAST MARGIN OF OLD HICKORY BOULEVARD AT THE NORTHWEST CORNER OF BELLE FOREST CONDOMINIUM APARTMENTS AS OF RECORD IN DEED BOOK 5387, PAGE 744, R.O.D.C.T.;

THENCE, ALONG THE EAST RIGHT-OF-WAY OF OLD HICKORY BOULEVARD FOR THE NEXT NINE CALLS, NORTH 22 DEGREES 41 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 21.93 FEET TO A POINT;

THENCE, NORTH 25 DEGREES 01 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 162.21 FEET TO A POINT;

THENCE, NORTH 26 DEGREES 06 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 312.42 FEET TO A POINT;

THENCE, NORTH 25 DEGREES 02 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 157.86 FEET TO A POINT;

THENCE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1392.39 FEET AND AN ARC LENGTH OF 481.39 FEET, BEING SUBTENDED BY A CHORD OF NORTH 12 DEGREES 59 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 479.00 FEET TO A POINT;

THENCE, NORTH 01 DEGREES 10 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 58.03 FEET TO A POINT;

THENCE, NORTH 00 DEGREES 06 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 189.95 FEET TO A POINT;

THENCE, NORTH 07 DEGREES 33 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 235.90 FEET TO A CONCRETE MONUMENT;

THENCE, NORTH 80 DEGREES 36 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 31.80 FEET TO A POINT IN THE EAST MARGIN OF OLD HICKORY BOULEVARD AND THE SOUTHWEST CORNER OF NASHVILLE HIGHLANDS, LLC PROPERTY AS OF RECORD IN DEED BOOK 9988, PAGE 389 R.O.D.C.T.;

THENCE, SOUTH 89 DEGREES 56 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 1797.19 FEET ALONG THE SOUTH MARGIN OF NASHVILLE HIGHLANDS, LLC PROPERTY TO A CONCRETE MONUMENT;

THENCE, SOUTH 45 DEGREES 18 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 367.48 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF JEFFREY L. HALE PROPERTY AS SHOWN ON THE PLAN OF SUBDIVISION FOR AMBERWOOD APARTMENTS AS RESERVE PARCEL A, AND RECORDED IN DEED BOOK 20041116, PAGE 137472, R.O.D.C.T.;

THENCE, SOUTH 66 DEGREES 54 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 434.49 FEET TO AN IRON PIN IN THE NORTH BOUNDARY OF BELLE FOREST CONDOMINIUMS;

THENCE, NORTH 56 DEGREES 05 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 109.45 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF BELLE FOREST CONDOMINIUMS;

THENCE, SOUTH 22 DEGREES 16 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 369.95 FEET ALONG THE WEST LINE OF BELLE FOREST CONDOMINIUMS TO A CONCRETE MONUMENT;

THENCE, SOUTH 32 DEGREES 17 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 490.05 FEET TO A CONCRETE MONUMENT;

THENCE, SOUTH 57 DEGREES 15 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 420.38 FEET TO A CONCRETE MONUMENT;

THENCE, SOUTH 62 DEGREES 51 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 344.09 FEET TO AN IRON PIN;

THENCE, SOUTH 69 DEGREES 15 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 120.57 FEET TO A POINT;

THENCE, SOUTH 68 DEGREES 02 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 3.09 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to PJ MP Bellevue Heights, L.P., a Delaware limited partnership, by Quitclaim Deed from PJ MP Park Place at Turtle Run, L.P., a Delaware limited

partnership, of record in Instrument No. 20170522-0050487, Register's Office for Davidson County, Tennessee, dated May 10, 2017 and recorded on May 22, 2017.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $48,200,000.00.

Fidelity National Title Insurance Company

By: _____
Affiant

Subscribed and sworn to before me, this the 21 day of December, 2021.

_____
Notary Public

My Commission Expires: 08-24-2024

LISA FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Bellevue Apartment Owner, LLC c/o BCRE II Acquisitions, LLC 268 Summer Street, 3rd Floor Suite A Boston, MA 02210	NEW OWNER	128-00-0-126.00

Tennessee Certification of Electronic Document

I, James E. Spruill, 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 12/7/21 (date of document).

Affiant Signature

12/7/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

