This instrument was prepared by:

Linda M. Mitchell, Esq.
Lewis Roca Rothgerber Christie LLP
201 E. Washington, Suite 1200
Phoenix, Arizona 85004

When recorded, return to:

Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219
Attn: J. David Wicker, Esq.

First American Title
NCS-1098260-PHX1

Karen Johnson Davidson County
Batch# 800133 DEEDWARRSP
02/03/2022 02:24:30 PM 10 pgs
Fees: $53.00 Taxes: $10,545.00
20220203-0012991

SPECIAL WARRANTY DEED

FROM: **PR III BROADSTONE NATIONS LLC, a Delaware limited liability company, as Grantor**

TO: **4801 CENTENNIAL, LLC, a Tennessee limited liability company, as Grantee**

Address New Owner as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map/Parcel Numbers
4801 Centennial, LLC 601 Merritt Avenue Nashville, TN 37203 Attn: Darek Bell	4801 Centennial, LLC 601 Merritt Avenue Nashville, TN 37203 Attn: Darek Bell	091-072B-002.00CO

[Remainder of This Page Left Blank Intentionally]

STATE OF Tennessee

COUNTY OF Davidson

The consideration or value, whichever is greater, for this transfer is $2,850,000.

AFFIANT:

Affiant

Subscribed and sworn to before me, this the 20th day of January, 2022.

Notary Public

My Commission Expires: July 9, 2024

FARA LOBERTINI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

[Signature Page to Affidavit of Consideration]

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Lewis Roca Rothgerber Christie LLP
201 E. Washington, Suite 1200
Phoenix, Arizona 85004

When recorded, return to:

Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219
Attn: J. David Wicker, Esq.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 20th day of January, 2022, from **PR III BROADSTONE NATIONS LLC**, a Delaware limited liability company (the "**Grantor**"), to **4801 CENTENNIAL, LLC**, a Tennessee 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 4801 Centennial Blvd., Nashville, Tennessee.

The Land is a portion of the property conveyed by the deed recorded June 9, 2020, in Instrument No. 20200609-0059079, in the Register's Office for Davidson County, Tennessee.

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, 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.

[Remainder of This Page Left Blank Intentionally]

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

GRANTOR:

PR III BROADSTONE NATIONS LLC, a Delaware limited liability company

By: PRISA III Nations LLC, a Delaware limited liability company, its managing member

By: PR III Apartment REIT, LLC, a Delaware limited liability company, its manager

By: PRISA III Investments, LLC, a Delaware limited liability company, its manager

By: PRISA III REIT Operating LP, a Delaware limited partnership, its sole member

By: PRISA III OP GP, LLC, a Delaware limited liability company, its general partner

By: PRISA III Fund LP, a Delaware limited partnership, its manager

By: PRISA III Fund GP, LLC, a Delaware limited liability company, its general partner

By: PRISA III Fund PIM, LLC, a Delaware limited liability company, its sole member

By: PGIM, Inc., a New Jersey corporation, its sole member

By: _____
Name: P. James Meholso
Title: VP

STATE OF Georgia)
) ss.
COUNTY OF Cobb)

On January 7, 2022, before me, the undersigned, a notary public in and for said State, personally appeared P. James Meholso, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within

instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that, by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Notary Public



My Commission Expires:

4.8.2025

[Signature Page to Special Warranty Deed]

EXHIBIT A TO SPECIAL WARRANTY DEED
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B, AS FURTHER SHOWN AND DESCRIBED IN THE DECLARATION OF PROTECTIVE COVENANTS CONDITIONS AND RESTRICTIONS FOR BROADSTONE NATIONS, A PLANNED UNIT DEVELOPMENT, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NUMBER 20211112-0150782, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS AMENDED IN FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NUMBER 20211221-0168195, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being a portion of the property conveyed to PR III Broadstone Nations LLC, by Deed from Humphreys County Properties, LLC, of record in Instrument No. 20200609-0059079, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B TO SPECIAL WARRANTY DEED
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

2. Easement Grant from Dallas V. Johnson, Lillian Ralls, E. F. Langford, Trustee, Laura E. Jones and A. Maurice Loveman, operating and doing business under the trade name and style of A. M. Loveman Lumber and Box Company, and C. F. Rule Construction Company to Thomas L. Sneed, R. R. Sneed, Harry Hedrick and Richard Lindsey, of record in Book 2106, Page 297, in the Register's Office of Davidson County, Tennessee.

3. Grant of Overhang Easement from Pearl Holding Company, Incorporated to the Metropolitan Government of Nashville and Davidson County, acting by and through The Electric Power Board of said government, of record in Instrument No. 200102260017451, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Wall Maintenance Agreement, by and between CPM, G.P. and Tennessee Village Apartments, LLC, of record in Instrument No. 201307220075821, in the Register's Office of Davidson County, Tennessee.

5. An unrecorded lease executed by PR III Broadstone Nations LLC as lessor and Corsair Artisan, LLC as lessee.

6. Terms and provisions of Declaration of Covenants, Conditions and Restrictions, by PR III Broadstone Nations LLC, a Delaware limited liability company, of record in Instrument No. 202006090059081, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Agreement for Dedication of Public Right-of-Way, by and between PR III Broadstone Nations LLC and The Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, of record in Instrument No. 202006170062812, in the Register's Office of Davidson County, Tennessee.

8. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by PR III Broadstone Nations LLC, of record in Instrument No. 202006170063499, in the Register's Office of Davidson County, Tennessee.

9. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, by and between PR III Broadstone Nations LLC and The Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, of record in Instrument No. 202006180064800, in the Register's Office of Davidson County, Tennessee.

10. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, by and between PR III Broadstone Nations LLC and The Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, of record in Instrument No. 202006180064808, in the Register's Office of Davidson County, Tennessee.

11. Grant of Easement from PR III Broadstone Nations LLC, a Delaware limited liability company to Comcast Cable Communications Management, LLC, a Delaware limited liability company, its successors and assigns, of record in Instrument No. 202106250086687, in the Register's Office of Davidson County, Tennessee.

12. Terms and provisions of Declaration of Protective Covenants Conditions and Restrictions for Broadstone Nations a Planned Unit Development, by PR III Broadstone Nations, LLC, a Delaware limited liability company, of record in Instrument No. 202111120150782, in the Register's Office of Davidson County, Tennessee , as amended in First Amendment to Declaration of Protective Covenants Conditions and Restrictions of record in Instrument No. 20211221-0168195, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Lauren Ogino, 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 January 20, 2022 (date of document).

Affiant Signature

January 20, 2022
Date

State of Arizona

County of Maricopa

Sworn to and subscribed before me this 20 day of January, 2022.

Eriana Fuqua
Notary's Signature

MY COMMISSION EXPIRES: June 29, 2025

NOTARY'S SEAL

ERIANA FUQUA
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 609090
Expires June 29, 2025