Karen Johnson Davidson County
Batch# 835585 DEEDWARRSP
04/06/2022 11:31:30 AM 7 pgs
Fees: $38.00 Taxes: $133,866.00
20220406-0039825

This instrument was prepared by:

Gibson, Dunn & Crutcher LLP
333 South Grand Avenue,
Los Angeles, CA 90071-3197
Attn: Ryan Dosh, Esq.

SPECIAL WARRANTY DEED

FROM: EASTSIDE COMMONS APARTMENTS, LLC, a Delaware limited liability company, Grantor

TO: RESIDENCE AT BLUE NOTE, LLC, a Delaware limited liability company, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
c/o Nitya Capital, LLC 8901 Gaylord Drive Houston, Texas 77024 Attention: Swapnil Agarwal and Vekeno Kennedy	c/o Nitya Capital, LLC 8901 Gaylord Drive Houston, Texas 77024 Attention: Swapnil Agarwal and Vekeno Kennedy	106-00-079.00

FOR AND IN CONSIDERATION OF the sum of Ten and 0/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, EASTSIDE COMMONS APARTMENTS, LLC, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto RESIDENCE AT BLUE NOTE, LLC ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as Blue Note, Davidson County, Tennessee.

This conveyance is expressly made subject to (i) all real estate taxes and general and special assessments not yet due and payable, (ii) all unrecorded leases with respect to the Property, (iii) all matters and such state of facts as would be reflected or disclosed on or by an accurate survey or shown by a physical inspection of the Property as of the date hereof, and (iv) all covenants, conditions, restrictions, reservations, rights, rights-of-way, dedications, offers of dedication, easements and other matters, in each case, of record for the Property as of the date hereof (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, and its successors and assigns forever.

And Grantor does further covenant and bind Grantor and its successors and assigns to warrant and forever defend the title to the Property to Grantee and its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the Permitted Exceptions), but not further or otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 14 day of March, 2022.

GRANTOR:

EASTSIDE COMMONS APARTMENTS, LLC, a Delaware limited liability company

By:_____
Name: Gary M. Leshgold
Title: Authorized Signatory

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 Los Angeles)

On March 7, 2022 before me, Laurie A. Dennis, a Notary Public, personally appeared Gary M. Leshgold, who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

LAURIE A. DENNIS
Notary Public - California
Los Angeles County
Commission # 2364699
My Comm. Expires Jul 7, 2025

The actual consideration for this transfer is Thirty-Six Million One Hundred Eighty Thousand and 0/100 Dollars ($36,180,000.00).

AFFIANT

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 Los Angeles)

Subscribed and sworn to (or affirmed) before me on this 7th day of March, 2022 by Gary M. Leshgold who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

WITNESS my hand and official seal.

Signature ~~(Seal)~~

LAURIE A. DENNIS
Notary Public - California
Los Angeles County
Commission # 2364699
My Comm. Expires Jul 7, 2025

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being more particularly described as follows, to-wit: Beginning at a found 3/4" diameter iron rebar in the east right of way of Millwood Road common corner with Brittany Hall Apartments Deed Book 10192, Page 612 (Lot 3 Millwood Section 1 Plat Book 4460, Page 84) recorded in the Davidson County Register of Deeds Office; Thence with the right of way of Millwood Drive at the beginning of a curve to the right radius 240.00 feet, chord bearing North 1 degree 04 minutes 59 seconds East for 114.43 feet with an arc distance of 115.54 feet to a set 1/2" diameter iron rebar with GS&P cap at the terminus of Millwood Drive;

Thence with the terminus of Millwood Drive North 75 degrees 55 minutes 15 seconds East for 60.00 feet to a 5/8" diameter iron rebar common corner with Lot 2, Gapa Properties Final Plat recorded in Plat Instrument Number 20140512-0040215;

Thence with said line of Lot 2 and with line of Lot 1 North 45 degrees 08 minutes 03 seconds West for 162.41 feet to a found 5/8" diameter iron rebar in the line of ESS PRISA, LLC, Deed Instrument Number 20050727-0087461 (Lot 1 Revision Number 2, Judy's Subdivision, Plat Book 9700 Page 715) recorded in the Davidson County Register of Deeds Office;

Thence said line North 30 degrees 30 minutes 05 seconds East for 54.88 feet to a found 5/8" diameter iron rebar common corner with State of Tennessee in Deed Book 1303, Page 291A recorded in the Davidson County Register of Deeds Office;

Thence with said line North 34 degrees 15 minutes 48 seconds East for 1406.90 feet to a point in the approximate centerline of Mill Creek;

Thence with the centerline Mill Creek the following two (2) calls and distances:

1. South 35 degrees 42 minutes 14 seconds East for 477.00 feet to a point in the approximate centerline of Mill Creek;

2. South 27 degrees 04 minutes 43 seconds East for 335.73 feet to a point in the approximate centerline of Mill Creek common corner with Brittany Hall Apartments Deed Book 10192 Page 612 (Lot 3 Millwood Section 1 Plat Book 4460 Page 84) recorded in the Davidson County Register of Deeds Office;

Thence with said line the following three (3) calls and distances:

1. South 87 degrees 40 minutes 02 seconds West for 435.51 feet to a set mag nail with GS&P washer in concrete at base of chain link fence post;

2. South 40 degrees 44 minutes 36 seconds West for 947.26 feet to a found 3/4" diameter iron rebar

3. South 39 degrees 47 minutes 49 seconds West for 41.54 feet to a found 3/4" diameter iron rebar the Point of Beginning.

Parcel containing 13.51 acres more or less (588,703.29 square feet more or less) South of North Tennessee Grid North NAVD 88 and NAD 83, described according to the ALTA/NSPS Land Title Survey dated August 29, 2016, last revised September 7, 2016, prepared by Ken Church, TN RLS 1004, Gresham Smith and Partners. Further reference is made to the plan of MILLWOOD - SECTION IV, of record in Plat Book 4860, Page 50, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eastside Commons Apartments, LLC, a Delaware limited liability company by Warranty Deed dated 11/28/2017 from Millwood Nashville, LLC, a Tennessee limited liability company of record in Instrument 201711300122517, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Luvia Oseguera, 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

3/14/2022.

Name: Luvia Oseguera
Title: Commercial Coordinator
Date: 3/15/22

State of California
County of Los Angeles

Sworn and subscribed before me on March 15, 2022.

Notary Public

NANCY RICO
Notary Public - California
Los Angeles County
Commission # 2297174
My Comm. Expires Jul 15, 2023