This instrument was prepared by:

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

Karen Johnson Davidson County
Batch# 835588 DEEDWARRSP
04/06/2022 11:34:30 AM 6 pgs
Fees: $33.00 Taxes: $99,252.50
20220406-0039829

SPECIAL WARRANTY DEED

FROM: ASHLER OAKS, LLC, a Delaware limited liability company, Grantor

TO: RESIDENCE AT MUSIC CITY FLATS, 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	094-00-0-087.00

FOR AND IN CONSIDERATION OF the sum of Ten and 0/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, ASHLER OAKS, LLC, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto RESIDENCE AT MUSIC CITY FLATS, LLC, a Delaware limited liability company ("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 1617 Lebanon Pike, Nashville, Tennessee 37210.

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:

ASHLER OAKS, 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 Laurie Dennis (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 Twenty-Six Million Two Hundred Twenty-Five Thousand and 0/100 Dollars ($26,825,000.00).

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, described as follows:

Land in Davidson County, Tennessee, and being a parcel of property more particularly bounded and described according to a survey of John H. Wright, of Barge, Waggoner, Sumner, and Cannon, dated March 8, 1978, and last revised March 17, 1986, bearing File No. 6591, as follows:

Beginning at a concrete right of way monument in the south margin of Lebanon Road, located N 81 degrees W, 341.5 feet more or less from the centerline of Old Lebanon Road: thence, with the southerly margin of Old Lebanon Road, S 67 degrees 50 minutes E, 39.0 feet; thence, S 64 degrees 40 minutes E, 228.0 feet; thence, leaving Lebanon Road with the west line of William B. Adams et ux as of record in Book 6389, page 628, R.O.D.C. Tennessee, S 23 degrees 00 minutes W, 211.0 feet; thence, with an old fence, Adams' south line, S 74 degrees 30 minutes E, 283.0 feet; thence,
with Boyd Adams' west line, S 01 degrees 03 minutes E, 740.0 feet to a point in the north line of Ingram Book Company; thence, with Ingram's north line, N 87 degrees 55 minutes W, 244.0 feet along a fence to an iron pin; thence, with an old fence, N 14 degrees 15 minutes W, 181. 00 feet; thence, N 15 degrees 10 minutes W, 265.0 feet; thence, N 14 degrees 10 minutes W, 300.0 feet; thence, N 15 degrees 40 minutes W, 174.0 feet; thence, N 08 degrees 15 minutes E, 226.0 feet to the point of beginning, containing 7.45 acres, more or less, 324,432 square feet.

Being the same property conveyed to Ashler Oaks, LLC, a Delaware limited liability company by Warranty Deed dated 02/25/2014 from Roundtree Associates, LTD., L.P., a Tennessee limited partnership of record in Instrument 201402260016568, 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