Karen Johnson Davidson County
Batch# 838421 DEEDWARRSP
04/12/2022 11:31:34 AM 7 pgs
Fees: $38.00 Taxes: $187,220.00
20220412-0042238

This Instrument Prepared By:
Miller & Martin PLLC
832 Georgia Avenue, Suite 1200
Chattanooga, Tennessee 37402-2289

Name and Address of New Owner:	**Send Tax Bills To:**	**Map and Parcel No.:**
Audubon Nash L.P. c/o Lyfe Properties Group 13 First Avenue Waterbury, CT 06710	c/o Lyfe Properties Group 13 First Avenue Waterbury, CT 06710	14711003000 14711013600

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

BREIT STEADFAST MF AUDUBON TN LLC, a Delaware limited liability company ("**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, by these presents does hereby Grant, Bargain, Sell, and Convey, unto AUDUBON NASH L.P., a Delaware limited partnership ("**Grantee**"), having an address at 13 First Avenue, Waterbury, Connecticut 06710, for itself and its successors and assigns (i) all that real property situated in the County of Davidson, State of Tennessee, and more particularly described on ***Exhibit A*** attached hereto and made a part hereof for all purposes, and (ii) together with all improvements now or hereafter situated thereon, and Grantor's interest as lessor or landlord in all space leases or occupancy agreements covering all or any portion of such real property and the improvements situated thereon (collectively, the "**Property**"), TOGETHER with all and singular tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining thereto.

This Deed is made and accepted expressly subject to the matters set forth in ***Exhibit B*** attached hereto and made a part hereof for all purposes.

Being the same property conveyed to Grantor by deed of record as Instrument No. 20171128-0121095, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances belonging in any way to the Property, unto the said Grantee, its successors and assigns forever, and Grantor binds itself and its successors and assigns to warrant and forever defend all and singular the Property to Grantee, its successors and assigns against every person lawfully claiming or to claim all or any part of the Property, by, through or under Grantor, but not otherwise.

[Signature Pages Follow]

IN WITNESS WHEREOF, the parties have executed this Special Warranty Deed to be effective as of this 5th day of April, 2022.

GRANTOR:

BREIT STEADFAST MF AUDUBON TN LLC,
a Delaware limited liability company

By: Melissa Pianko
Name: Melissa Pianko
Title: Managing Director and Vice President

STATE OF NEW YORK
COUNTY OF NEW YORK

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Melissa Pianko, personally and voluntarily appeared before me this day and acknowledged that she is the Managing Direct and Vice President of BREIT STEADFAST MF AUDUBON TN LLC, a Delaware limited liability company, and that by the authority duly given, and as the act of said company, the foregoing instrument was signed in its name.

Witness my hand and official seal, this the 5 day of April, 2022.

Caroline Hanson
Notary Public
Name typed/printed: Caroline Hanson
(SEAL)

My Commission Expires: 2/1/2025

CAROLINE HANSON
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01HA6413621
Qualified in New York County
Commission Expires February 1, 2025

STATE OF CT)
COUNTY OF New Haven)

I, Chain Kirshner, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $50,600,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant-Grantee

Subscribed and sworn to before me this 6 day of April, 2022.

Janet Rosado
Notary Public

My Commission Expires: Feb 28, 2027

JANET ROSADO
NOTARY PUBLIC - CT 185282
My Commission Expires Feb. 28, 2027

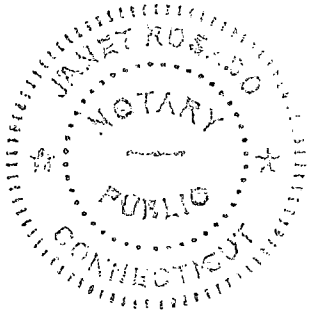


EXHIBIT A

Legal Description

Parcel 1:
A tract of land in the First Civil District of Nashville, Davidson County, Tennessee, bounded on the South by Leeanne Drive and on the West by Whispering Hills Dr. more particularly described as follows:

Beginning, at a concrete monument on the Northerly margin of Leeanne Drive and the Southwest corner of Lot 428 of Whispering Hills Subdivision Section 11-C, as recorded in Plat Book 2663, Page 67, R.O.D.C., Tennessee: Thence, with the Northerly margin of Leeanne Drive Westerly around a curve to the left 181.91 feet, said curve having a radius of 522.00 feet, a central angle of 19°58' 00", a tangent of 91 feet and a chord bearing and distance of N 60° 17' 00" W, 180.99 feet to a concrete monument; Thence, N 70°16'00" W, 165.01 feet to a concrete monument the beginning of a return radius to the right for Whispering Hills Drive; Thence, around a curve to the right 38.96 feet, said curve having a radius of 25.00 feet, a central angle of 89°18'00", a Tangent of 24.70 feet and a chord bearing and distance of N 25°37'00" W, 35.14 feet to a concrete monument: Thence, with Whispering Hills Drive N 19°02'00" E, 112.00 feet to a concrete monument, the beginning of a curve to the left; Thence, around a curve to the left 548.41 feet, said curve having a radius of 985.00 feet, a central angle of 31°54'00', a tangent of 281.51 feet and a chord bearing and distance of N 03°05'00" E. 541.35 feet to an iron pin, the Southwest corner of Lot 57, Park view Estates, Section 1, Book 3300, Page 87, R.O.D.C., Tennessee: Thence, with the Southerly line of said Lot 57. N 77°08'00" E. 151.90 feet to an iron pin on the Westerly line of Parkview Estates, Section III; Thence, S 13°44'00" W, 12.80 feet to a concrete monument: Thence, following the Southerly boundary of Parkview Section III, S 65°30'00" E. 74.35 feet to a concrete monument: Thence, S 83°10'00" E. 197.10 feet to a concrete monument; Thence, S 84°45'00" E. 151.61 feet to a concrete monument: Thence S 71°45'00" E, passing a concrete monument at 95.00 feet, a total distance of 173.26 feet to a point; Thence, S 58°38'00" E. 198.74 feet to a concrete monument in the West line of Tennessee Equity Fund L.P. of record in Book 9302, Page 247, R.O.D.C. line S 12°03'00" W. 109.56 feet to an iron pin at the base of a fence corner post: Thence S 33°05'00" W, 70.00 feet Thence, N 56°55'00" W 104.59 feet to a point :Thence, S 26°14'00" W, 246.82 feet to a point: Thence, N 63°46'00" W, 99.00 feet to a point; Thence, S 26°14'00" W, 144.68 feet to a point; Thence, N 66°02'00" W, 87.00 feet to a point; Thence, S 19°53'00" W, 108.57 feet to a concrete monument; Thence, S 37°29'00"W, 171.74 feet to the point of beginning.

Parcel 2:

A tract of land in the First Civil District of Nashville, Davidson County, Tennessee, bounded on the Southeast by Northcrest Drive located South of Nolensville Road and West of Cotton Lane, more particularly described as follows:

Beginning, at a concrete monument on the Northerly margin of Northcrest drive at the Southeasterly corner of Lot 442, Whispering Hills Section 11-C, Book 2663, Page 66 and 67, R.O.D.C., Tennessee; Thence, with the boundary of said subdivision and around a curve to the left 37.34 feet, said curve having a radius of 25.00 feet, a central angle of 85°34'14", a tangent of 23.14 feet and a chord bearing and distance of N 20°43'07" E. 33.96 feet to a concrete monument; Thence, N 22°04'00" W, 24.00 feet to a concrete monument; Thence, with a curve to the left 117.05 feet, said curve having a radius of 401.97 feet, a central angle of 16°41'00", a tangent of 58.94 feet and a chord bearing and distance of N 30°24'30" W, 116.63 feet to a concrete monument; Thence, continuing with said subdivision S 55°06'

00" W, 159.10 feet to a concrete monument: Thence. S 87°35'00" W, 184.00 feet to a concrete monument; Thence. Continuing with said subdivision N 83°01'00" W, 347.40 feet to a concrete monument: Thence, N 55°30'00" W, 186.20 feet to a concrete monument Thence, N 45°00'00" W, 193.58 feet to a concrete monument, the Northwesterly corner of Lot 428 of said subdivision: Thence, leaving said subdivision N 19°53'00" E, 108.57 feet to a point; Thence, S 66°02'00" E, 87.00 feet to a point; Thence, N 26°14'00" E, 144.68 feet to a point; Thence, S 63°46'00" E, 99.00 feet to a point: Thence, N 26°14' 00" E, 246.82 feet to a point; Thence, S 56°55'00" E, 104.59 feet to a point; Thence, N 33°05'00" E, 70.00 feet to a fence corner post in the Southwesterly corner of Tennessee Equity Fund, L.P. as of record in Book 9302, Page 247, R.O.D.C.; Thence, with Tennessee Equity Fund, L.P. South line, N 79°30'00" E, 330.41 feet to a point; thence. S 16°15'00" E, 140.00 feet to a point; Thence, S 55°11'00" E, 205.00 feet to a point; Thence, S 34°49'00" W, 98.66 feet to a point: Thence, S 38°25'00" E, 37.50 feet to a point; Thence, S 51°35'00" W, 114.00 feet to a point; Thence, S 38°25'00" E, 175.56 feet to a point; Thence, S 62°44'00" E, 101.78 feet to a concrete monument: Thence, S 13°13'00" E, 114.00 feet to a concrete monument on the Northerly margin of Northcrest Drive; Thence, with Northcrest Drive and with a curve to the left having a radius of 617.40 feet and a central angle of 13°16'33", 143.08 feet to the point of beginning.

EXHIBIT B

To Special Warranty Deed

1. General and special taxes and assessments that are not yet due and payable.

2. Local, state and federal laws, ordinances or governmental regulations, including but not limited to, building, zoning and land use laws, ordinances and regulations, now or hereafter in effect relating to the subject property.

3. Unrecorded leases, all matters of record and all matters reflected on the ALTA/NSPS Land Title Survey made by Tony Reasons II, Registered Land Surveyor, of The Reasons Company, on behalf of American National, LLC, dated February 8, 2022 and last revised April 5, 2022.