Karen Johnson Davidson County
Batch# 894977 DEEDWARRSP
07/27/2022 11:26:30 AM 7 pgs
Fees: $38.00 Taxes: $91,020.00
20220727-0085687

This instrument was prepared by:

Latham & Watkins LLP
330 N. Wabash Ave., Suite 280
Chicago, Illinois 60611
Attn: Rachel S.K. Bates, Esq.

NAME AND ADDRESS OF NEW OWNER:

KEYSTONE FARMS APTS, LLC
37401 NE Olstedt Rd.
La Center, Washington 98629

SEND TAX BILL TO:

ELMINGTON PROPERTY MANAGEMENT
118 16th Ave South, Ste 200
Nashville, TN 37203

Map Parcel No.: Map 161, Parcel 50.00

Tax Parcel ID# 16100005000

SPECIAL WARRANTY DEED

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

BREIT STEADFAST MF KEYSTONE 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 KEYSTONE FARMS APTS, LLC, a Tennessee limited liability company ("**Grantee**"), having an address at 37401 NE Olstedt Rd., La Center, Washington 98629, 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, effective as of July 26, 2022.

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.

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 the day and year first written above.

GRANTOR:

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

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

ACKNOWLEDGEMENT

STATE OF NEW YORK)
)ss.:
COUNTY OF New York)

On the 25 day of July, in the year 2022, before me the undersigned, personally appeared Melissa Pianko personally known to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Caroline Hanson
Notary Public

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

[*Keystone Farms - Signature page to Deed*]

STATE OF New Mexico)

COUNTY OF Eddy)

The actual consideration or value, whichever is greater, for this transfer is $24,600,000.00.

AFFIANT:

KEYSTONE FARMS APTS, LLC,
a Tennessee limited liability company

By: Granite Towers Equity Group, LLC,
a Washington limited liability company
Its: Manager

By: _____
Name: Daniel Brisse
Title: Manager

Subscribed and sworn to before me this 26 day of July, 2022.

_____
NOTARY PUBLIC

My Commission Expires

May 2, 2023

AMANDA MASON
Notary Public - State of New Mexico
Commission # 1125978
My Comm. Expires May 2, 2023

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee being known on the Plan of Keystone Farms Subdivision of record in Plat Book 9700, page 256 and on the Revision of the Plan of Keystone Farms of record in Instrument No. 20000309002417 5, Register's Office for Davidson County, Tennessee and being more fully described as follows:

Commencing at the southwesterly terminus of Huntington Parkway and the southwesterly margin of Edmondson; Thence with the southeasterly margin of Edmondson Pike, South 03 degrees 36 minutes 50 seconds West, 405.80 feet to a concrete monument, thence, South 89 degrees 04 minutes 01 seconds East, 12.01 feet to a concrete monument being at the point of beginning of the following described parcel of property; Thence, leaving said margin of Edmondson Pike, South 89 degrees 04 minutes 01 seconds East, 484.00 feet to an iron pin; Thence, South 77 degrees 42 minutes 00 seconds East, 444.30 feet to an iron pin; Thence South 10 degrees 37 minutes 00 seconds West, 424.16 feet to a concrete monument; Thence North 79 degrees 23 minutes 00 seconds West, 70.00 feet to a concrete monument; Thence South 10 degrees 37 minutes 00 seconds West, 70.00 feet to a concrete monument; Thence, South 79 degrees 23 minutes 00 seconds East, 70.00 feet to a concrete monument; Thence South 10 degrees 37 minutes 00 seconds West, 60.34 feet to an iron pin; Thence, North 70 degrees 39 minutes 05 seconds West, 888.77 feet to a concrete monument, said monument being in the southeasterly margin of Edmondson Pike; Thence, with said margin of Edmondson Pike, North 03 degrees 36 minutes 50 seconds East, 353.79 feet to the point of beginning, containing 9.7142 acres (423,149 square feet).

Being the same property conveyed to BREIT STEADFAST MF KEYSTONE TN LLC, a Delaware limited liability company, by deed from SIR KEYSTONE, LLC, a Delaware limited liability company, of record in Instrument No. 20180202-0010984, dated January 31, 2018, said Register's Office.

Map 161, Parcel 50.00

EXHIBIT B

Permitted Encumbrances

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years, a lien 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. All matters of record as of the date hereof.

4. Rights of tenants, as tenants only, under unrecorded lease agreements.

5. All matters shown on that certain ALTA/NSPS Land Title Survey prepared by Blew & Associates, P.A. dated July 14, 2022, and designated Surveyor Job Number 22-2753 (the "Survey").

6. Matters shown on the Plan of record in Plat Book 9700, page 256 and Instrument No. 20000309-0024175, in the Register's Office for Davidson County (the "Register's Office"), Tennessee, as approximately shown on the Survey.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6954, page 933 and Book 8217, page 295, said Register's Office, as approximately shown on the Survey.

8. Drainage Easement of record in Book 7412, page 47, said Register's Office, as approximately shown on the Survey.

9. Storm Water Detention Agreement of record in Book 11186, page 776, said Register's Office.

10. Sanitary Sewer Easement of record in Book 6954, page 924, said Register's Office, as approximately shown on the Survey.

11. Easement granted to Comcast of Nashville I, LLC of record in Instrument No. 20140902-0079898, said Register's Office.

12. Grant of Transmission Line Easement of record in Book 2335, Page 224, said Register's Office, as approximately shown on the Survey.

Tennessee Certification of Electronic Document

I, Kim Spahr, 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 July 26, 2022 (date of document).

Kim Spahr
Affiant Signature

07/26/33
Date

State of Illinois

County of Cook

Sworn to and subscribed before me this 26th day of July, 2022.

IRINA BUZIL
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
June 18, 2023

Notary's Signature

MY COMMISSION EXPIRES: 6/18/23

NOTARY'S SEAL