Karen Johnson Davidson County
Batch# 1077211 DEEDWARRSP
12/01/2023 01:29:30 PM 11 pgs
Fees: $58.00 Taxes: $423,909.00
20231201-0092920

Tennessee Certification of Electronic Document

I, Jason Hissong, 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 11-29-23 (date of document).

Affiant Signature

11-30-23
Date

State of IL

County of Cook

Sworn to and subscribed before me this 30th day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES:_____

NOTARY'S SEAL

OFFICIAL SEAL
HILDA BARBOSA
NOTARY PUBLIC, STATE OF ILLINOIS
WILL COUNTY
My Commission Expires 10/27/2025

This instrument was prepared by:
Fried, Frank, Harris, Shriver & Jacobson LLP
One New York Plaza
New York, New York 10004
Attention: Steven Rudgayzer, Esq.

When recorded mail to:
Hunton Andrews Kurth LLP
Riverfront Plaza, East Tower
951 East Byrd Street
Richmond, VA 23219
Attention: Johanna Orleski, Esq.

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP/PARCEL NOS.**
3951 Stillman Parkway	3951 Stillman Parkway	082 14 0 005.00
Glen Allen, Virginia 23060	Glen Allen, Virginia 23060	082 14 0 086.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BCORE MF 901 SECOND LLC**, a Delaware limited liability company ("***Grantor***"), has granted, bargained and sold, and by these presents does grant, transfer and convey, an undivided 34.94% tenancy-in-common interest unto **WMCi NASHVILLE VIII-A, LLC**, a Virginia limited liability company ("***Nashville VIII-A***"), an undivided 22.48% tenancy-in-common interest unto **WMCi NASHVILLE VIII-B, LLC**, a Virginia limited liability company ("***Nashville VIII-B***"), an undivided 27.94% tenancy-in-common interest unto **WMCi NASHVILLE VIII-C, LLC**, a Virginia limited liability company ("***Nashville VIII-C***"), and an undivided 14.64% tenancy-in-common interest unto **WMCi NASHVILLE VIII-D, LLC**, a Virginia limited liability company ("***Nashville VIII-D***"), as tenants in common (Nashville VIII-A, Nashville VIII-B, Nashville VIII-C and Nashville VIII-D, collectively, "***Grantee***"), and Grantee's successors and assigns, all of Grantor's estate, right, title, interest, claim and demand whatsoever in and to the following (the "***Premises***"): that certain tract or parcel of land in Davidson County, Tennessee, being more particularly described in **Exhibit A** attached 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 property located in Davidson County, Tennessee, with an address of 210 and 211 Stockyard Street, Nashville, Tennessee 37201.

The description of the Land set forth in **Exhibit A** hereto is the same as in the previous deed of record.

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, and hereby releasing all claims to homestead and dower therein.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Land in fee simple and has a good right to convey it, subject to those matters set forth in **Exhibit B** hereto (the "***Permitted Exceptions***").

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Land to Grantee and its successors and assigns, subject to the Permitted Exceptions, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

And Grantor does hereby release, remise and quitclaim an undivided 34.94% tenancy-in-common interest unto Nashville VIII-A, an undivided 22.48% tenancy-in-common interest unto Nashville VIII-B, an undivided 27.94% tenancy-in-common interest unto Nashville VIII-C, and an undivided 14.64% tenancy-in-common interest unto Nashville VIII-D, as tenants in common, all of the right, title and interest of Grantor, if any, in and to the real property described on **Exhibit C** attached hereto (the "***Quitclaim Property***"), subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect such Quitclaim Property.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 29th day of November, 2023.

GRANTOR:

BCORE MF 901 SECOND LLC,
a Delaware limited liability company

By: _____
Name: Richard Reyes
Title: Managing Director and Vice President

STATE OF New York }
COUNTY OF New York }

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Richard Reyes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Director and Vice President of **BCORE MF 901 SECOND, LLC**, the within named bargainor, a Delaware limited liability company, and that he as such Managing Director and Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company by himself as such Managing Director and Vice President.

Witness my hand and seal, at office in New York, New York, this 20th day of November, 2023.

[SEAL] _____
Notary Public
My Commission Expires: August 6, 2026

Rukshana Ahmed
Notary Public, State of New York
No. 01AH6378843
Qualified in New York County
Commission Expires August 6, 2026

[Signatures continue on following page]

STATE OF Virginia }
COUNTY OF Henrico }

The actual consideration or value, whichever is greater, for this transfer is $114,570,000.00.

AFFIANTS:

WMCi NASHVILLE VIII-A, LLC,
a Virginia limited liability company

By: _____
Name: John T. Lancaster
Title: Co-President and CFO

Subscribed and sworn to before me this the 21st day of November, 2023.

_____
Notary Public

My Commission Expires: 4/30/2027 [SEAL]

KELLY ANN SMITH NOTARY PUBLIC REG # 282905 MY COMMISSION EXPIRES 04/30/27 COMMONWEALTH OF VIRGINIA

WMCi NASHVILLE VIII-B, L.L.C.,
a Virginia limited liability company

By: _____
Name: John T. Lancaster
Title: Co-President and CFO

Subscribed and sworn to before me this the 21st day of November, 2023.

_____
Notary Public

My Commission Expires: 4/30/2027 [SEAL]

KELLY ANN SMITH NOTARY PUBLIC REG # 282905 MY COMMISSION EXPIRES 04/30/27 COMMONWEALTH OF VIRGINIA

61268793

WMCi NASHVILLE VIII-C, LLC,
a Virginia limited liability company

By: _____
Name: John T. Lancaster
Title: Co-President and CFO

Subscribed and sworn to before me this the 21st day of November, 2023.

_____
Notary Public

My Commission Expires: 4/30/2027 [SEAL]

KELLY ANN SMITH NOTARY PUBLIC REG # 282905 MY COMMISSION EXPIRES 04/30/27 COMMONWEALTH OF VIRGINIA

WMCi NASHVILLE VIII-D, LLC,
a Virginia limited liability company

By: _____
Name: John T. Lancaster
Title: Co-President and CFO

Subscribed and sworn to before me this the 21st day of November, 2023.

_____
Notary Public

My Commission Expires: 4/30/2027 [SEAL]

KELLY ANN SMITH NOTARY PUBLIC REG # 282905 MY COMMISSION EXPIRES 04/30/27 COMMONWEALTH OF VIRGINIA

61268793

Exhibit A

Legal Description

PARCEL I:

BEING A TRACT OF LAND IN THE CENTRAL PORTION OF DAVIDSON COUNTY, BEING LOT NO. 1 IN THE SUBDIVISION OF LOT NO. 23, BALCH & WHITESIDE'S ADDITION, AS RECORDED IN MINUTE BOOK "H", PAGE 324, COUNTY COURT OF DAVIDSON COUNTY, AND THE SOUTH 1.46 FEET OF THE NORTH 142 FEET OF LOT NO. 23 IN BALCH & WHITESIDE'S ADDITION, AS RECORDED IN MINUTE BOOK "D", PAGE 734, OF THE CIRCUIT COURT OF DAVIDSON COUNTY, LYING IN THE 19TH COUNCIL DISTRICT OF NASHVILLE, TENNESSEE AND ALSO A PART OF LOTS 22 AND 24 OF BALCH AND WHITESIDE'S ADDITION TO NASHVILLE, AS OF RECORD IN MINUTE BOOK "D", PAGE 734, CIRCUIT COURT OF DAVIDSON COUNTY, ALSO BEING PART OF LOTS 1, 2, AND 3 OF THE SUBDIVISION OF LOT 22 ON BALCH AND WHITESIDE'S ADDITION TO THE CITY OF NASHVILLE, AS OF RECORD IN MINUTE BOOK "H", PAGE 324, COUNTY COURT OF DAVIDSON COUNTY, LYING IN THE 19TH COUNCIL DISTRICT OF NASHVILLE, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION.

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF STOCKYARD STREET (58' PUBLIC RIGHT-OF-WAY) AND THE EASTERLY RIGHT-OF-WAY OF 3RD AVENUE NORTH (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE N 27°03'51" W ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 175.26' TO THE SOUTHWEST CORNER OF LANDS NOW OR FORMERLY OF METRO GOVERNMENT WW WATER AND SEWER AS DESCRIBED IN DEED BOOK 11173, PAGE 904;

THENCE ALONG THE SOUTHERLY LINE OF SAID LAND NOW OR FORMERLY OF METRO GOVERNMENT WW WATER AND SEWER THE FOLLOWING THREE (3) COURSES:

(1) THENCE N 36°24'27" E A DISTANCE OF 53.73' TO A FOUND 5/8" YELLOW CAPPED REBAR "LITTLE JOHN ENG.";
(2) THENCE N 63°10'09" E A DISTANCE OF 19.86' TO A FOUND 5/8" REBAR;
(3) THENCE N 36°54'32" E, PASSING A FOUND 5/8" REBAR AT A DISTANCE OF 243.95' AND CONTINUING FOR A TOTAL DISTANCE OF 248.90' TO THE WESTERLY RIGHT-OF-WAY OF 2ND AVENUE NORTH (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE S 27°06'46" E ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 306.58' TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY AND THE NORTHERLY RIGHT-0F-WAY OF STOCKYARD STREET;

THENCE S 62°34'44" W ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 291.86' TO THE POINT OF BEGINNING.

SAID LAND HAVING AN AREA OF 69,497 SQUARE FEET OR 1.595 ACRES, MORE OR LESS.

PARCEL II:

BEING A TRACT OF LAND IN THE CENTRAL PORTION OF DAVIDSON COUNTY, BEING A PORTION OF LOTS 18, 19 AND 20, AND ALL OF LOT 21 ON THE PLAN OF BALCH & WHITESIDE'S ADDITION TO NASHVILLE, AS RECORDED IN MINUTE BOOK "D", PAGE 734, CIRCUIT COURT OF DAVIDSON COUNTY, LYING IN THE 19TH COUNCIL DISTRICT OF NASHVILLE, TENNESSEE, BEING HUGHIE MORRIS AS RECORDED IN BOOK 10576, PAGE 895, REGISTER'S OFFICE OF DAVIDSON COUNTY. BOUNDED ON THE

SOUTH BY THE TENNESSEE EDUCATION ASSOCIATION AS RECORDED IN DEED BOOK 8167, PAGE 494, REGISTER'S OFFICE OF DAVIDSON COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION:

BEGINNING AT INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF STOCKYARD STREET (58' PUBLIC RIGHT-OF-WAY) AND THE EASTERLY RIGHT-OF-WAY OF 3RD AVENUE NORTH (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:
(1) THENCE N 62°34'44" E A DISTANCE OF 120.53';
(2) THENCE N 62°34'44" E A DISTANCE OF 171.47' TO THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY AND THE WESTERLY RIGHT-OF-WAY OF 2ND AVENUE NORTH (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE S 27°11'29" E ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 266.54' TO THE NORTHEAST CORNER OF LANDS NOW OR FORMERLY OF TENNESSEE EDUCATION ASSOCIATION AS DESCRIBED IN DEED BOOK 8167, PAGE 494;

THENCE ALONG THE NORTHERLY LINE OF SAID LANDS NOW OR FORMERLY OF TENNESSEE EDUCATION ASSOCIATION THE FOLLOWING THREE (3) COURSES:
(1) THENCE S 62°52'07" W A DISTANCE OF 169.67';
(2) THENCE S 27°36'27" E A DISTANCE OF 1.58';
(3) THENCE S 62°47'12" W A DISTANCE OF 121.71' TO THE EASTERLY RIGHT-OF-WAY OF SAID 3RD AVENUE NORTH;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:
THENCE N 27°19'33" W A DISTANCE OF 199.08';
THENCE N 27°19'33" W A DISTANCE OF 67.74' AND TO THE POINT OF BEGINNING.

SAID LAND HAVING AN AREA OF 77,734 SQUARE FEET OR 1.785 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO BCORE MF 901 SECOND LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED FROM BROADSTONE STOCKYARD FLATS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED NOVEMBER 13, 2020 AS INSTRUMENT NO. 20201113-0134045 IN THE OFFICE OF THE REGISTER OF DEEDS FOR DAVIDSON COUNTY, TENNESSEE.

Exhibit B

Permitted Exceptions

1. Real Property taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

2. Terms and provisions of Notice of Land Use Restrictions of record in Instrument No. 201511100114405, Instrument No. 201511100114406 and Instrument No. 201603070021746, in the Register's Office for Davidson County, Tennessee.

3. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by SL II Nashville Baseball Site LLC, of record in Instrument No. 201603160025061, in the Register's Office for Davidson County, Tennessee.

4. Terms and provisions of Amended and Restated Declaration of Covenants, Conditions and Restrictions, by Broadstone Stockyards Flats, LLC, a Delaware limited liability company, and Alliance Multifamily Builders, LLC, a Delaware limited liability company, of record in Instrument No. 20201113-0134044, in the Register's Office for Davidson County, Tennessee.

5. Terms and provisions of Agreement for Dedication of Public Right-of-Way, by and between Broadstone Stockyard Flats, LLC, and The Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, of record in Instrument No. 201810310107837 and Instrument No. 201810310107838, in the Register's Office for Davidson County, Tennessee, and approximately shown on that certain ALTA/NSPS Land Title Survey prepared by Timothy Leigh Fish, TN RLS No. 3234, of Millman Surveying, Inc. with a field work date of July 3, 2023, last revised November 22, 2023, and designated as MSI Project Number 56952 (the "Survey"). (Parcel II only)

6. Terms and provisions of Agreement for Dedication of Public Right-of-Way, by and between Broadstone Stockyard Flats, LLC, and The Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, of record in Instrument No. 201810310107839, in the Register's Office for Davidson County, Tennessee and approximately shown on the Survey. (Parcel I only)

7. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by and referenced on the Survey: Rights of public and/or quasi-public utility companies to utility facilities located on the Land without the apparent benefit of an easement, including electric meters, storm manholes, gas meter, clean outs, catch basins, electric transformer, electric box, vault and light pole.

8. Terms and provisions of Grant of Easement by and between Broadstone Stockyards Flats, LLC, a Delaware limited liability company, and Comcast Cable Communications Management, LLC, a Delaware limited liability company, its successors and assigns, of record in Instrument No. 202005190051613, in the Register's Office for Davidson County, Tennessee, as shown on the Survey. (Parcel I and Parcel II)

9. Rights of tenants in possession, as tenants only, under the prior unrecorded written residential leases.

EXHIBIT C

QUITCLAIM PROPERTY

Being those parcels of land situated in the City of Nashville, County of Davidson, State of Tennessee and being more particularly described as follows:

Parcel I:

Beginning at the intersection formed between the northerly right-of-way line of Stockyard Street, a forty-nine and one half foot (49.5') public right-of-way and the easterly right-of-way line of 3rd Avenue North, a variable width public right-of-way;

Thence, running along the following six (6) bearings and distances;

1. N 27°03'51" W, 175.26 feet to a point;
2. N 36°24'27" E, 53.73 feet to a found 5/8" iron pin;
3. N 63°10'09" E, 19.86 feet to a found 5/8" iron pin;
4. N 36°54'32" E, 248.90 feet to a point;
5. S 27°06'46" E, 306.58 feet to a point;
6. S 62°34'44" W, 291.86 feet to the Point of Beginning and containing 1.595 acres (69,495 square feet) of land, more or less.

Parcel II:

Commencing at the intersection formed between the northerly right-of-way line of Stockyard Street, a forty-nine and one half foot (49.5') public right-of-way and the easterly right-of-way line of 3rd Avenue North, a variable width public right-of-way;

Thence, running S 27°03'51" E, 49.50 feet to the Point of Beginning;

Thence, running along the following six (6) bearings and distances;

1. N 62°34'44"E, 292.00 feet to a point;
2. S 27°11'29" E, 266.54 feet to a point;
3. S 62°52'07" W, 169.67 feet to a point;
4. S 27°36'27" E, 1.58 feet to a point;
5. S 62°47'12" W, 121.71 feet to a point;
6. N 27°19'33" W, 266.82 feet to the Point of Beginning and containing 1.785 acres (77,733 square feet) of land, more or less.