FROM: 100 Enclave Circle 1 LLC, 100 Enclave Circle 2 LLC, 100 Enclave Circle 3 LLC and 100 Enclave Circle 4 LLC, as tenants-in-common, each a Delaware limited liability company

TO: Fairfield Wynton Pointe LLC, a Delaware limited liability company

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
c/o Fairfield Residential Company LLC 5355 Mira Sorrento Place, Suite 100 San Diego, CA 92121	New Owner	161-00-0-251.00

THIS INSTRUMENT PREPARED
OUTSIDE OF TENNESSEE BY:

KATTEN MUCHIN ROSENMAN LLP
1919 Pennsylvania Ave., N.W.
Suite 800
Washington, DC 20006

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)

The actual consideration or value, whichever is greater, for this transfer is $51,792,669.00.

AFFIANT:

FAIRFIELD WYNTON POINTE LLC,
a Delaware limited liability company

By: FRH GP,
a Delaware limited liability company

By: _____
Krista Miclat
Its: Vice President & Assistant Secretary

Karen Johnson Davidson County
Batch# 1124430 DEEDWARRSP
04/18/2024 11:41:30 AM 11 pgs
Fees: $58.00 Taxes: $191,632.88
20240418-0027807

[See attached Notary Page]

ACKNOWLEDGMENT

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 San Diego)

On April 8, 2024 before me, Kristen Griffin, Notary Public
(insert name and title of the officer)

personally appeared Krista Miclat,
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.

KRISTEN GRIFFIN
Notary Public - California
San Diego County
Commission # 2480129
My Comm. Expires Jan 25, 2028

Signature _____ (Seal)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, 100 Enclave Circle 1 LLC, a Delaware limited liability company, 100 Enclave Circle 2 LLC, a Delaware limited liability company, 100 Enclave Circle 3 LLC, a Delaware limited liability company, and 100 Enclave Circle 4 LLC, a Delaware limited liability company, hereinafter collectively called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Fairfield Wynton Pointe LLC, a Delaware limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as more fully described on EXHIBIT A attached hereto.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on EXHIBIT B attached hereto.

This is improved property located at 100 Enclave Circle, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), 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.

[Signature appears on the following page.]

WITNESS its hand this 12 day of April, 2024.

GRANTOR:

100 ENCLAVE CIRCLE 1 LLC, a Delaware limited liability company

By:_____
Alan J. Stalcup
Its: Authorized Signatory

100 ENCLAVE CIRCLE 2 LLC, a Delaware limited liability company

By:_____
Alan J. Stalcup
Its: Authorized Signatory

100 ENCLAVE CIRCLE 3 LLC, a Delaware limited liability company

By:_____
Alan J. Stalcup
Its: Authorized Signatory

100 ENCLAVE CIRCLE 4 LLC, a Delaware limited liability company

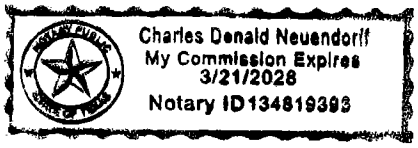
By:_____
Alan J. Stalcup
Its: Authorized Signatory

STATE OF TEXAS

COUNTY OF TRAVIS

Before me, the undersigned, of the state and county aforesaid, personally appeared Alan J. Stalcup, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Authorized Signatory of 100 ENCLAVE CIRCLE 1 LLC, a Delaware limited liability company, the within named bargainor, and that he as Authorized Signatory of the limited liability company, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Authorized Signatory.

WITNESS my hand, at office, this 10th day of ~~March, 2024~~ April 2024.



NOTARY PUBLIC

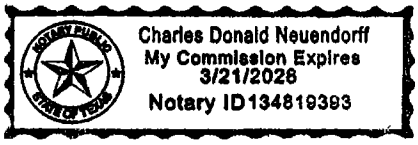
My Commission Expires: 3/21/2028

STATE OF TEXAS

COUNTY OF TRAVIS

Before me, the undersigned, of the state and county aforesaid, personally appeared Alan J. Stalcup, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Authorized Signatory of 100 ENCLAVE CIRCLE 2 LLC, a Delaware limited liability company, the within named bargainor, and that he as Authorized Signatory of the limited liability company, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Authorized Signatory.

WITNESS my hand, at office, this 10th day of ~~March, 2024~~ April 2024.



NOTARY PUBLIC

My Commission Expires: 3/21/2028

STATE OF TEXAS

COUNTY OF TRAVIS

Before me, the undersigned, of the state and county aforesaid, personally appeared Alan J. Stalcup, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Authorized Signatory of 100 ENCLAVE CIRCLE 3 LLC, a Delaware limited liability company, the within named bargainor, and that he as Authorized Signatory of the limited liability company, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Authorized Signatory.

WITNESS my hand, at office, this 10th day of ~~March, 2024~~ April 2024.

Charles Donald Neuendorff
My Commission Expires
3/21/2028
Notary ID134819393

NOTARY PUBLIC

My Commission Expires: 3/21/2028

STATE OF TEXAS

COUNTY OF TRAVIS

Before me, the undersigned, of the state and county aforesaid, personally appeared Alan J. Stalcup, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Authorized Signatory of 100 ENCLAVE CIRCLE 4 LLC, a Delaware limited liability company, the within named bargainor, and that he as Authorized Signatory of the limited liability company, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Authorized Signatory.

WITNESS my hand, at office, this 10th day of ~~March, 2024~~ April 2024.

Charles Donald Neuendorff
My Commission Expires
3/21/2028
Notary ID134819393

NOTARY PUBLIC

My Commission Expires: 3/21/2028

EXHIBIT A TO SPECIAL WARRANTY DEED

[Legal Description]

Being a certain parcel of land located in the 32nd Councilmanic District (Old First Civil District) of Nashville, Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron rod (new) at the intersection of the southerly right-of-way (42 feet from the centerline) of Old Hickory Boulevard with the westerly boundary line of the Hickory Heights Partners property of record in Book 7948 Page 830 in the Register's Office of Davidson County, Tennessee, a plat of which is recorded as Hickory Heights Villas in Plat Book 6250 Page 763 in said Register's Office, said iron rod being the most northeast comer of the herein described tract; Thence, leaving said right-of-way and along the westerly boundary line of said Hickory Heights Partners, and generally with the remnants of an old fence line as follows:

South 8 degrees 35 minutes 26 minutes West 146.36 feet to an iron rod (old),
South 6 degrees 06 minutes 17 seconds West 616.11 feet to an iron rod (old),
South 0 degrees 50 minutes 54 seconds West 160.95 feet to an iron rod (old),
South 4 degrees 46 minutes 55 seconds West 125.19 feet to an iron rod (old),
South 7 degrees 48 minutes 19 seconds West 321.87 feet to an iron rod (new),
South 4 degrees 52 minutes 48 seconds West 187.20 feet to an iron rod (old),
South 8 degrees 25 minutes 58 seconds West 213.01 feet to an iron rod (old),
South 4 degrees 26 minutes 34 seconds West 161.3 8 feet to an iron rod (old),
South 2 degrees 10 minutes 25 seconds West 210.69 feet to an iron rod (old),
South 6 degrees 22 minutes 32 seconds West 190.80 feet to an iron rod (old),
South 3 degrees 32 minutes 56 seconds West 436.77 feet to a concrete monument (old) in the easterly right-of-way (60 feet wide) of Woodlands Avenue;

Thence, with said right-of-way as follows: North 11 degrees 31 minutes 15 seconds West 461.44 feet to an iron rod (new) at the beginning of a curve in said right-of-way concave to the southwest and having a radius of 399.74 feet; Thence, with said curve and right-of-way, northwesterly an arc distance of 287.42 feet through a central angle of 41 degrees 11 minutes 48 seconds to an iron rod (new) at the point of tangency; Thence, with said right-of-way, North 52 degrees 43 minutes 03 seconds West 100.00 feet to an iron rod (new) at the beginning of a curve in said right-of-way concave to the northeast and having a radius of 300.00 feet; Thence, with said curve and right-of-way, northwesterly an arc distance of250.53 feet through a central angle of 47 degrees 50 minutes 52 seconds to an iron rod (new) at the point of tangency;

Thence, with said right-of-way, North 4 degrees 52 minutes 17 seconds West 357.11 feet to an iron rod (new) at the beginning of a curve in said right-of-way concave to the southwest and having a radius of 330.00 feet; Thence, with said curve and right-of-way, northwesterly an arc distance of 414.31 feet through a central angle of 71 degrees 56 minutes 02 seconds to an iron rod (new) at the beginning of a tum-in curve concave to the north and having a radius of 62.50 feet; Thence, with said tum-in curve, westerly an arc distance of 73.81 feet through a central angle of 67 degrees 39 minutes 50 seconds to an iron rod (new) in said southerly right-of-way of Old Hickory Boulevard, said iron rod being 50 feet from the centerline; Thence, with said southerly right-of-

way, North 7 degrees 21 minutes 30 seconds East 149.26 feet to an iron rod (new) intercepting an arc in said right-of-way concave to the southeast and having a radius of 912.93 feet, said iron rod being 42 feet from the centerline; Thence, with said curve and right-of-way, northeasterly an arc distance of 246.97 feet through a central angle of 15 degrees 30 minutes 00 seconds (chord: North 20 degrees 08 minutes 14 seconds East 246.22 feet) to an iron rod (new) at the beginning of a curve in said right-of-way concave to the southeast and having a radius of 1390.39 feet; Thence, with said curve and right-of-way, northeasterly an arc distance of 217.89 feet through a central angle of 8 degrees 58 minutes 44 seconds to an iron rod (new); Thence, with said right-of-way, North 41 degrees 24 minutes 25 seconds East 48.57 feet to an iron rod (new); Thence, with said right-of-way, North 36 degrees 19 minutes 31 seconds East 48.57 feet to an iron rod (new); Thence continuing with the previously described curve in said right-of-way concave to the southeast and having a radius of 1390.39 feet, northeasterly through a central angle of 26 degrees O 1 minutes 50 seconds, an arc distance of 631.68 feet to an iron rod (new) at the beginning of a curve in said right-of-way concave to the southeast and having a radius of 1867.86 feet; Thence, with said curve and right-of-way, northeasterly an arc distance of 256.70 feet through a central angle of 7 degrees 52 minutes 27 seconds to the BEGINNING containing 31.25 acres or 1,361,668 square feet, more or less.

Being the same property conveyed to LAT BRENTWOOD, LLC, a Delaware limited liability company, by Special Warranty Deed from MISSION BRENTWOOD, DST, a Delaware Statutory Trust, of record in Instrument No. 20130729-0078688, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 100 Enclave Circle 1 LLC, a Delaware limited liability company, as to an undivided 86.93%, as tenant in common, 100 Enclave Circle 2, LLC, a Delaware limited liability company, as to an undivided 5.35%, as tenant in common, 100 Enclave Circle 3 LLC, a Delaware limited liability company, as to an undivided 4.88%, as tenant in common, and 100 Enclave Circle 4 LLC, a Delaware limited liability company, as to an undivided 2.84%, as tenant in common, by Special warranty Deed from LAT BRENTWOOD, LLC, a Delaware limited liability company, recorded of record simultaneously herewith, in the Register's Office for Davidson County, Tennessee. Special Warranty Deed of record in Instrument No. 200221216-0130427.

EXHIBIT B TO SPECIAL WARRANTY DEED

[Permitted Encumbrances]

1. Taxes and assessments for the year 2024 and subsequent years, a lien not yet due and payable.

2. Rights of residential tenants in possession, as of the date hereof, as residential tenants only, under unexpired unrecorded leases, with no rights of first offer or first refusal or rights or options to purchase all or any portion of the Land.

3. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

4. Permanent Easement in favor of the State of Tennessee of record in Book 7973, Page 769, in the Register's Office for Davidson County, Tennessee.

5. Easement(s) to Metropolitan Government of Nashville and Davidson County of record in Book 6710, Page 495, in the Register's Office for Davidson County, Tennessee, shown on the Survey.

6. Storm Water Detention Agreement of record in Book 7336, Page 3, in the Register's Office for Davidson County, Tennessee.

7. Subject to the following matters shown on the Plans recorded in Plat Book 6900, Page 497, Plat Book 6900, Page 498, and Plat Book 6900, Page 518, in the Register's Office for Davidson County, Tennessee:

   a. 20' Sanitary Sewer Easement;
   b. 10' Utility and Drainage Easement;
   c. Drainage Easement; and
   d. 15' Utility Easement; all shown on the Survey.

8. Grant of Easement of record in Instrument No. 20090930-0090866, in the Register's Office for Davidson County, Tennessee.

9. Grant of Easement of record in Instrument No. 20100324-0021987, in the Register's Office for Davidson County, Tennessee.

10. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on that certain ALTA/NSPS Land Title Survey made by

Tyler Reid Goodwin, TN RLS No. 3518 of Blew & Associates, P.A. for Pixis, LLC, dated 12-18-2023, as Job No. 23-11-022:003:

a. Utility and drainage lines, with meters, valves, poles and other appurtenances;
b. Building setbacks 28.5' along Easterly and 48.5' along Westerly; and
c. Fence meanders property line at westerly boundary.

11. Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing of record in Instrument No. 20221216-0130428, Register's Office for Davidson County, Tennessee, as assigned in Instrument No. 20230508-0034179 and in Instrument No. 20230508-0034181, said Register's Office, and as assumed and modified in Assumption and Modification Agreement evidenced by Memorandum of Assumption and Modification Agreement by Fairfield Wynton Pointe LLC, a Delaware limited liability company for the benefit of BDS 2021-FL7 LTD dated April 12, 2024 and recorded 4-18, 2024 in Instrument No 202404180027808, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

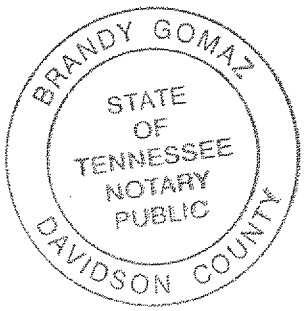
I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 12, 2024 (date of document).

Affiant Signature

April 12, 2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12th day of April, 2024.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25