Karen Johnson Davidson County
Batch# 1337533 DEEDWARRSP
10/23/2025 03:37:30 PM 8 pgs
Fees: $43.00 Taxes: $805,675.00
20251023-0084606

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Gulch Union REIT Property, L.P. 850 Third Avenue, 17th Floor New York, New York 10022 Attn: Asset Manager	Parcel 001.00 CO Map 093-09E	Same.
This instrument prepared by: Metcalfe Wolff Stuart & Williams, LLP 221 W. 6th Street, Suite 1300, Austin, Texas 78701		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, 1222 DEMONBREUN, LP, a Delaware limited partnership (the "Grantor") has bargained and sold, and by these presents transfers and conveys to GULCH UNION REIT PROPERTY, L.P., a Delaware limited partnership (the "Grantee"), Grantee's (heirs) (successors) and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. All those matters set forth on Exhibit B attached hereto (the "Permitted Exceptions"), but only to the extent that they are validly existing and applicable to the Property.

STATE OF TEXAS
COUNTY OF TRAVIS

The actual consideration or value, whichever is greater, for this transfer is $217,750,000.00.

Will Marsh, as Executive Vice President of EGP 2017 Management, LLC, a Texas limited liability company

Subscribed and sworn to before me this 3 day of OCTOBER 2025

Kelly Ann Malley
My Commission Expires
8/1/2026
Notary ID129905165

Notary Public
My Commission Expires: 8/01/2026

This is improved property, known as 1222 Demonbreun, located at 1222 Demonbreun in Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's (heirs) (successors) and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's (heirs) (successors) and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except that no warranty is made as to the amount of acreage in the Property.

[Signature Page Follows]

IN WITNESS WHEREOF, the Grantor has executed this Deed this 17th day of October, 2025.

1222 DEMONBREUN, LP,
a Delaware limited partnership

By: 13D Nashville Office Partners, LP,
a Delaware limited partnership,
its sole general partner

By: EGP 2017 Management, LLC,
a Texas limited liability company,
its sole general partner

By: _____
Name: Will Marsh
Title: Executive Vice President

STATE OF TEXAS)
COUNTY OF TRAVIS)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Will Marsh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executive Vice President of EGP 2017 Management, LLC, a Texas limited liability company, general partner of 13D Nashville Office Partners, LP, a Delaware limited partnership, general partner of 1222 Demonbreun, LP, a Delaware limited partnership, the within named bargainor, and that he as such Executive Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company, as sole general partner of 13D Nashville Office Partners, LP, as the sole general partner of the herein named bargainor, by himself as such Executive Vice President of the limited liability company.

WITNESS my hand and seal at office in Austin, Texas, this the 3 day of October, 2025.

Kelly Ann Malley
Notary Public

My Commission Expires:

8/01/2026

Kelly Ann Malley
My Commission Expires
8/1/2026
Notary ID129905165

Exhibit A

Property

Land in Davidson County, Tennessee, being Master Unit No. A, on the Horizontal Property Regime for Gulch Union Master Condominium, as recorded in the Master Condominium Declaration of record in Instrument No. 20180802-0075851, as amended in Instrument No. 20181030-0107529, Instrument No. 20211228-0170673, and Instrument No. 20240508-0033897 Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said Unit as set forth in said Master Condominium Declaration.

Being the same property conveyed to 1222 Demonbreun, LP, a Texas limited partnership, by deed from 12D Nashville Land Partners, LP, a Texas limited partnership, of record in Instrument No. 20180802-0075854, Register's Office for Davidson County, Tennessee. The said 1222 Demonbreun, LP, a Texas limited partnership, being now known as 1222 Demonbreun, LP, a Delaware limited partnership, pursuant to the Certificate of Conversion of record in Instrument No. 20251023-0084361, in the Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Easements and other rights retained by the Metropolitan Government of Nashville and Davidson County Ordinance No. O98-1188, an Ordinance Approving the Arts Center Redevelopment Plan of record in Book 10965, Page 404; as affected by Restrictive Covenants Running with the Land, in Book 11625, Page 252, in the Register's Office for Davidson County, Tennessee, and covenants, conditions and restrictions contained in said Metro Council Bill.

2. Easements and other rights retained by the Metropolitan Government of Nashville and Davidson County Ordinance No. BL2002-1063, of record in Instrument No. 20020715-0084598, in the Register's Office for Davidson County, Tennessee, and covenants, conditions and restrictions contained in said Metro Council Bill.

3. Easements and other rights retained by the in Metropolitan Government of Nashville and Davidson County Ordinance No. BL2013-377, of record in Instrument No. 20130903-0092714, in the Register's Office for Davidson County, Tennessee, and covenants, conditions and restrictions contained in said Metro Council Bill.

4. Easements and other rights retained by the in Metropolitan Government of Nashville and Davidson County Ordinance No. BL2009-436, of record in Instrument No. 20130903-0092715, in the Register's Office for Davidson County, Tennessee, and covenants, conditions and restrictions contained in said Metro Council Bill.

5. Easements and other rights retained by the in Metropolitan Government of Nashville and Davidson County Ordinance No. BL2014-699, of record in Instrument No. 20140410-0030060, in the Register's Office for Davidson County, Tennessee, and covenants, conditions and restrictions contained in said Metro Council Bill.

6. Easement Agreement of record in Instrument Number 20141016-0095668, in the Register's Office for Davidson County, Tennessee.

7. Restrictions set forth in Special Warranty Deed of record in Instrument No. 20160209-0012564, in the Register's Office for Davidson County, Tennessee.

8. Restrictions set forth in Special Warranty Deed of record in Instrument No. 20160209-0012565, in the Register's Office for Davidson County, Tennessee.

9. Restrictions set forth in Special Warranty Deed of record in Instrument No. 20160209-0012566, in the Register's Office for Davidson County, Tennessee.

10. Restrictions set forth in Special Warranty Deed of record in Instrument No. 20160209-0012567, in the Register's Office for Davidson County, Tennessee.

11. Easements and other rights retained by the in Metropolitan Government of Nashville and Davidson in Ordinance No. BL2018-1225, not of record in the Register's Office for Davidson County, Tennessee.

12. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Gulch Union of record in Instrument No. 20180802-0075851, Register's Office for Davidson County, Tennessee.

    a. First Amendment to Master Condominium Declaration for Gulch Union Master Condominium of record in Instrument No. 20181030-0107529, in the Register's Office for Davidson County, Tennessee.

    b. Second Amendment to Master Condominium Declaration for Gulch Union Master Condominium of record in Instrument No. 20211228-0170673, in the Register's Office for Davidson County, Tennessee.

    c. Partial Termination of Declarant Rights Under Master Condominium Declaration for Gulch Union Master Condominium of record in Instrument No. 20220216-0018085, in the Register's Office for Davidson County, Tennessee.

    d. Third Amendment to Master Condominium Declaration for Gulch Union Master Condominium of record in Instrument No. 20240508-0033897, in the Register's Office for Davidson County, Tennessee.

13. Demonbreun Temporary Construction and Egress Easement Agreement of record in Instrument No. 20180802-0075852, in the Register's Office for Davidson County, Tennessee.

    a. Amended and Restated Demonbreun Easement Agreement and Agreement Regarding Water Cooling Tower Use of record in Instrument No. 20211228-0170674, in the Register's Office for Davidson County, Tennessee.

14. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20180808-0078107, in the Register's Office for Davidson County, Tennessee.

15. Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20181030-0107532, in the Register's Office for Davidson County, Tennessee.

16. Declaration of Restrictive Covenants Bonus Height Program of record in Instrument No. 20220408-0041387, in the Register's Office for Davidson County, Tennessee.

17. Terms and provisions of Office Lease dated December 12, 2022, by and between 1222 Demonbreun, LP, a Texas limited partnership, Landlord, and Nelson Mullins Riley and Scarborough, LLP, a South Carolina limited liability partnership, Tenant, as evidenced in a Memorandum of Lease of record in Instrument No. 20230320-0019864; as affected by Subordination, Non-Disturbance and Attornment Agreement in Instrument No. 20230321-0020317, in the Register's Office for Davidson County, Tennessee.

18. Terms and provisions of Temporary Crane Swing Easement Agreement of record in Instrument No. 20230601-0041372, in the Register's Office for Davidson County, Tennessee.

19. Terms and provisions of Memorandum of Parking Easement Agreement of record in Instrument No. 20250421-0030296, in the Register's Office for Davidson County, Tennessee.

20. Terms and provisions of Memorandum of Parking Easement Agreement of record in Instrument No. 20250421-0030297, in the Register's Office for Davidson County, Tennessee.

21. Subject to rights of others in and to the common areas and/or elements.

Tennessee Certification of Electronic Document

I, Teresa Beardsley, do hereby make oath that I am a licensed attorney and/or 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 October 17, 2025 (date of document).

Teresa C Beardsley
Affiant Signature

October 23, 2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of October, 2025.

Brandy Catalanotto
Notary's Signature

My Commission Expires: 11/8/27

