STATE OF California
COUNTY OF Orange

The actual consideration or value, whichever is greater, for this transfer is $8,400,000.00.

Affiant

Subscribed and sworn to before me, this the 19 day of December, 2012.

Notary Public
My commission expires: July 10, 2015

MONA SALAMA
Commission # 1943693
Notary Public - California
Orange County
My Comm. Expires Jul 10, 2015

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
SIR Keystone, LLC c/o Steadfast Asset Holdings, Inc. 18100 Von Karman, Suite 500 Irvine, California 92612	SIR Keystone, LLC c/o Steadfast Asset Holdings, Inc. 18100 Von Karman, Suite 500 Irvine, California 92612	161/50.00

BILL GARRETT, Davidson County
Trans:T20120100063 DEEDWARRSP
Recvd: 12/31/12 14:16 5 pgs
Fees:28.00 Taxes:31080.00
20121231-0120811

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, KEYSTONE FARMS 1, LLC, a Delaware limited liability company ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto SIR KEYSTONE, LLC, a Delaware limited liability company ("GRANTEE"), its successors, heirs, and assigns, certain land in Nashville, Davidson County, Tennessee, being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all buildings, structures, fixtures and other improvements on such land and all right, title, and interest of GRANTOR in and to any easements, alleyways, streets, and rights-of-way adjoining or abutting said land and any covenants and other rights appurtenant thereto (the "Property").

Property address: 5360 Edmonson Pike, Nashville, TN 37211.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth on Exhibit B, attached hereto and incorporated herein by reference. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, GRANTOR makes no warranty as to the amount of acreage contained in the Property.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging, to GRANTEE, its successors, heirs, and assigns, forever. GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds itself, its heirs, successors, representatives, and assigns to warrant specially and forever defend the title to the Property to GRANTEE, its successors, heirs, and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

WITNESS my hand, at office, this 20TH day of December, 2012.

GRANTOR:

KEYSTONE FARMS 1, LLC, a Delaware limited liability company

By: _____
Charles R. Hermansen, Manager

STATE OF CALIFORNIA
COUNTY OF _____

Before me, See Attached Acknowledgement or Jurat, a notary public of the state and county aforementioned, personally appeared Charles R. Hermansen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of KEYSTONE FARMS 1, LLC, the within-named bargainor, a limited liability company, and that he as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

WITNESS my hand and seal in _____, California, this the ___ day of December, 2012.

_____ See Attached Acknowledgement or Jurat Certificate
Notary Public
My Commission Expires: _____

ACKNOWLEDGMENT

State of **California**

County of **San Bernardino**

On DECEMBER, 20 2012 before me, GERARD CIANI a Notary Public, personally appeared CHARLES R HERMANSEN, MANAGER, 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 signatures(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.

GERARD CIANI
COMM. #1928463
NOTARY PUBLIC - CALIFORNIA
SAN BERNARDINO COUNTY
My Comm. Expires Apr. 10, 2015

Signature _____ (Seal)

Document Description: SPECIAL WARRANTY DEED

_____

PROPERTY 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. 200003090024175, 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 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 unto Keystone Farms 1, LLC, a Delaware limited liability company, by Deed from Keystone Farms, LLC,a Georgia limited liability company, dated June 8, 2006, recorded June 26, 2006, in Instrument No. 20060626-0075610, in the Register's Office for Davidson County, Tennessee.

EXHIBIT A

1. Real estate taxes for the year 2013, a lien, not yet due and payable.

2. All matters shown on Plat recorded in Book 9700, page 256 and Instrument No. 20000309-0024175, in the Register's Office for Davidson County, Tennessee.

3. Easement (s) to United States of America, as set forth in instrument recorded in Book 2335, page 224, in the Register's Office for Davidson County, Tennessee.

4. Contract for Sewer Easement of record in Book 6954, page 924, in the Register's Office for Davidson County, Tennessee, as affected by Easement (s) to Metropolitan Government of Nashville and Davidson, as set forth in instrument recorded in Book 6954, page 933, in the Register's Office for Davidson County, Tennessee.

5. Easement(s) of record granted to Metropolitan Government of Nashville and Davidson County in Book 7412, page 47 and Book 8217, page 295, in the Register's Office for Davidson County, Tennessee.

6. Easement, terms and conditions contained in a Stormwater Detention Agreement of record in Book 11186, page 776, in the Register's Office for Davidson County, Tennessee.

7. Rights of tenants in possession, as residential apartment tenants only, under prior unrecorded leases, with no rights of first refusal, rights of first offer, or options to purchase.

Exhibit B

Error! Digit expected.