STATE OF California
COUNTY OF Orange

The actual consideration for this transfer is $0.00.

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 DEEDQC
Recvd: 12/31/12 14:17 4 pgs
Fees:22.00 Taxes:0.00
20121231-0120812

QUITCLAIM 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 hereby quitclaim, transfer, and convey unto SIR KEYSTONE, LLC, a Delaware limited liability company ("GRANTEE") all of GRANTOR'S interest in and to the following real estate 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 real estate and any covenants and other rights appurtenant thereto (the "Property").

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

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand this 28Th day of December, 2012.

KEYSTONE FARMS 1, LLC, a Delaware limited liability company

By: _____
Charles R. Hermansen, Manager

STATE OF CALIFORNIA
COUNTY OF _____

Before me, _____, 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.

See Attached Acknowledgement or Jurat Certificate

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

_____
Notary Public

See Attached Acknowledgement or Jurat Certificate

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: QUITCLAIM DEED

_____

EXHIBIT A

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.