BILL GARRETT, Davidson County
Trans:T20130064428 DEEDWARRSP
Recvd: 07/29/13 11:09 4 pgs
Fees:23.00 Taxes:119843.00

20130729-0078688

# SPECIAL WARRANTY DEED

Return to:
Fidelity National Title Group
6840 Carothers Parkway
Suite 200
Franklin, Tennessee 37067

State of ~~Tennessee~~ Texas
County of ~~Davidson~~ Dallas

The actual consideration or Value, whichever is greater for this Transfer is $ 32,390,000.00.

Affiant Debby Moore

Subscribed and Sworn to me, this 23 day of July, 2013.

Notary Public

My Commission Expires:

DEBORAH SHERA
Notary Public, State of Texas
My Commission Expires
March 11, 2015

THIS INSTRUMENT WAS PREPARED BY
Lisa A Skiba, Kaplan, McEver, Cunningham & Frank, 7501 2nd St Richmond VA 23224

| ADDRESS NEW OWNER(s): | SEND TAX BILLS TO: | MAP & PARCEL No.: |
|---|---|---|
| c/o Landmark Apartment Trust of America Holdings, LP<br>4901 Dickens Road, Suite 101<br>Richmond, Virginia 23220 | c/o Landmark Apartment Trust of America Holdings, LP<br>4901 Dickens Road, Suite 101<br>Richmond, Virginia 23220 | 161000251 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 considerations, the receipt of which is hereby acknowledged, MISSION BRENTWOOD, DST, a Delaware Statutory Trust, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey with special warranty covenants unto LAT BRENTWOOD, LLC, a Delaware limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in the city of Brentwood, State of Tennessee, described on Exhibit "A" attached hereto:

**This is improved ( X )**
**unimproved ( ) property, known as: Mission Brentwood Apartments**

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantor covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it.

Grantor further covenants and binds itself, its heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons when the claim is by, through, or under Grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[Remainder of page intentionally left blank; signatures appear on following pages]

Witness our hands this 23rd day of July, 2013, having caused their/its name to be signed hereto by its duly authorized officers on said day and date.

GRANTOR:

MISSION BRENTWOOD, DST,
a Delaware statutory trust

By: Mission Trust Services, LLC, a Delaware limited liability company
Its: Signatory Trustee

By: _____
Name: Christopher C. Finlay
Title: Manager

STATE OF VIRGINIA §
§
COUNTY OF FAIRFAX §

This instrument was sworn, subscribed, and acknowledged before me on the 15th day of July, 2013, by Christopher C. Finlay as Manager of Mission Trust Services, LLC, a Delaware limited liability company, the signatory trustee of Mission Brentwood, DST, a Delaware statutory trust, on behalf of said statutory trust.

_____
Notary Public

COREY GIBSON
(Name – Typed or Printed)

My Commission Expires: July 31, 2013

Commission Number: 364354

COREY GIBSON
COMMONWEALTH
REGISTRATION NO.
364354
MY COMM. EXPIRES
07/31/2013
OF VIRGINIA
NOTARY PUBLIC

*[Signature Page to Deed]*

# EXHIBIT "A"

*Legal Description*

PROPERTY 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 corner 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 161.38 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 of 250.53 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 turn-in curve concave to the north and having a radius of 62.50 feet;
Thence, with said turn-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 01 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 Mission Brentwood DST, a Delaware statutory trust by Special Warranty Deed from Casco TN LP, a Delaware limited partnership of record as Instrument No. 20061011-0126590 and by Quitclaim Deed of record in Instrument No. 20061011-0126591, Register's Office of Davidson County, Tennessee.