SPECIAL WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or Value, whichever is greater for this Transfer is $21,200,000.00. Affiant Subscribed and Sworn to me, this 20 day of Sept., 2013. Notary Public My Commission Expires:

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

THIS INSTRUMENT WAS PREPARED BY: _____, _____, _____

ADDRESS NEW OWNER(s):	SEND TAX BILLS TO:	MAP & PARCEL No.:
LAT Bellevue Ridge, LLC	LAT Bellevue Ridge, LLC	114000016700
c/o Landmark Apartment Trust of America Holdings, LP 4901 Dickens Road, Suite 101 Richmond, Virginia 23220	c/o Landmark Apartment Trust of America Holdings, LP 4901 Dickens Road, Suite 101 Richmond, Virginia 23220	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantors, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, the tenant in common owners listed on Schedule 1 attached hereto, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey with special warranty covenants unto LAT BELLEVUE RIDGE, 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 Nashville, State of Tennessee, described on Exhibit "A" attached hereto:

This is improved (X)
unimproved ( ) property, known as: Mission Bellevue Ridge 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. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it.

We further covenant and bind ourselves, our 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]

Return to:

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

BILL GARRETT, Davidson County
Trans:T20130082889 DEEDWARRSP
Recvd: 09/25/13 10:58 5 pgs
Fees:28.00 Taxes:78440.00
20130925-0100686

Witness our hands this_____day of_____, 2013, having caused their/its name to be signed hereto by its duly authorized officers on said day and date.

GRANTORS:

Mission Bellevue Ridge, LLC;
Mission Bellevue Ridge 1, LLC;
Mission Bellevue Ridge 2, LLC;
Mission Bellevue Ridge 3, LLC;
Mission Bellevue Ridge 4, LLC;
Mission Bellevue Ridge 5, LLC;
Mission Bellevue Ridge 6, LLC;
Mission Bellevue Ridge 7, LLC;
Mission Bellevue Ridge 8, LLC;
Mission Bellevue Ridge 9, LLC;
Mission Bellevue Ridge 10, LLC;
Mission Bellevue Ridge 11, LLC;
Mission Bellevue Ridge 12, LLC;
Mission Bellevue Ridge 13, LLC;
Mission Bellevue Ridge 14, LLC;
Mission Bellevue Ridge 15, LLC;
Mission Bellevue Ridge 16, LLC;
Mission Bellevue Ridge 17, LLC;
Mission Bellevue Ridge 18, LLC;
Mission Bellevue Ridge 19, LLC;
Mission Bellevue Ridge 20, LLC;
Mission Bellevue Ridge 21, LLC;
Mission Bellevue Ridge 22, LLC;
Mission Bellevue Ridge 23, LLC;
Mission Bellevue Ridge 24, LLC;
Mission Bellevue Ridge 25, LLC;
Mission Bellevue Ridge 26, LLC;
Mission Bellevue Ridge 27, LLC;
Mission Bellevue Ridge 28, LLC;
Mission Bellevue Ridge 29, LLC,
each a Delaware limited liability company

Each By: _____
Christopher C. Finlay
Its: Vice President

STATE OF VIRGINIA §
§
COUNTY OF FAIRFAX §

This instrument was sworn, subscribed, and acknowledged before me on the 9TH day of SEPTEMBER, 2013, by Christopher C. Finlay as Vice President of the Grantor parties set forth herein and that he, as such Vice President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as the Vice President.

_____
Notary Public

COREY JAMES GIBSON
(Name – Typed or Printed)

My Commission Expires: July 31, 2017

Commission Number: 364354

COREY JAMES GIBSON
COMMONWEALTH
REGISTRATION NO.
364354
MY COMM. EXPIRES
07/31/2017
OF VIRGINIA
NOTARY PUBLIC

Signature Page to Deed

{00399784.2}

SCHEDULE 1

List of Owners

Mission Bellevue Ridge, LLC
Mission Bellevue Ridge 1, LLC
Mission Bellevue Ridge 2, LLC
Mission Bellevue Ridge 3, LLC
Mission Bellevue Ridge 4, LLC
Mission Bellevue Ridge 5, LLC
Mission Bellevue Ridge 6, LLC
Mission Bellevue Ridge 7, LLC
Mission Bellevue Ridge 8, LLC
Mission Bellevue Ridge 9, LLC
Mission Bellevue Ridge 10, LLC
Mission Bellevue Ridge 11, LLC
Mission Bellevue Ridge 12, LLC
Mission Bellevue Ridge 13, LLC
Mission Bellevue Ridge 14, LLC
Mission Bellevue Ridge 15, LLC
Mission Bellevue Ridge 16, LLC
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Mission Bellevue Ridge 19, LLC
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Mission Bellevue Ridge 21, LLC
Mission Bellevue Ridge 22, LLC
Mission Bellevue Ridge 23, LLC
Mission Bellevue Ridge 24, LLC
Mission Bellevue Ridge 25, LLC
Mission Bellevue Ridge 26, LLC
Mission Bellevue Ridge 27, LLC
Mission Bellevue Ridge 28, LLC
Mission Bellevue Ridge 29, LLC
each a Delaware limited liability company

EXHIBIT "A"

Legal Description

Land lying in the Twenty–Third Councilmanic District of Nashville, Davidson County, Tennessee, and being the property of Belle Valley, Ltd., of record in Deed Book 6430, Page 732 at the Register's Office for Davidson County, Tennessee, and being bound on the north by the properties of Frank D. Williams, Et ux, of record in Book 3952, Page 271 and Barry Zeitlin, Tr, of record in Book 6470, Page 230, on the east by the westerly right–of–way of Old Hickory Boulevard, (S.R. 251) and the properties of J & W Properties, of record in Book 7397, Page 587, Peter Wallace Pullen, of record in Book 3764, Page 171, Bernard M. Landau, of record in Book 10105, Page 691, Cosmic, L.L.C., of record at Instr. No. 199912280306975, William C. Slaughter, of record in Book 9748, Page 290, and the Hindu Cultural Center of Tennessee, of record in Book 10654, Page 630, on the south by the properties of the Hindu Cultural Center of Tennessee, of record in Book 5908, Page 64, and the northerly line of Williamsport Subdivision, Section 2, of record in Plat Book 9700, Page 705, on the west by Cedar Forest, First Revision, Open Space, of record in Plat Book 6900, Page 383, and the properties of Troy Buttrey, Et ux, of record in Book 1432, Page 558, Thomas & Associates, of record in Book 9108, Page 303, and Wares Delaware Corporation, of record in Book 10158, Page 525, and being more particularly described as follows;

BEGINNING at an iron pin old in the westerly right–of–way line of Old Hickory Boulevard, (S.R. 251), said pin being the southeasterly corner of the Barry Zeitlin, Tr. property;

Thence, with said right–of–way line, S 08 deg 14' 58" E, 376.29' to an iron pin old at the northeasterly corner of the J & W Properties property;

Thence, with the westerly line of said J & W Properties property, S 34 deg 22' 03" W, 75.42' to a 30" Hackberry tree;

Thence, S 34 deg 17' 39" W, 47.04' to an iron pin old;

Thence, S 16 deg 57' 50" W, 298.38' to an iron pin old, being a corner in the westerly line of the Peter Wallace Pullen, Et ux, property;

Thence, S 23 deg 26' 49" W, 351.68' to an iron pin old in the westerly line of the Cosmic, L.L.C., property;

Thence, S 25 deg 40' 56" W, 101.50' to an iron pin old;

Thence, S 22 deg 23' 03" W, 102.72' to an iron pin old;

Thence, S 24 deg 07' 40" W, 180.63' to an iron pin old, being a corner in the westerly line of the Cosmic, L.L.C., property;

Thence, S 27 deg 55' 07" W, 220.53' to an iron pin old, being the southwesterly corner of the Hindu Cultural Center of Tennessee of record in Book 10654, Page 630, and being in the northerly line of the Hindu Cultural Center of Tennessee, of record in Book 5908, Page 64;

Thence, N 84 deg 22' 41" W, 411.75' to an iron pin old, being the northwesterly corner of said Hindu Cultural Center property;

Thence, S 27 deg 14' 02" W, 191.71' to an iron pin old, being the northeasterly corner of the Williamsport Subdivision, Section 2;
Thence, with the northerly line of said subdivision, S 89 deg 57' 25" W, 825.84' to an iron pin found, being a corner in the easterly line of Cedar Forest, First Revision;

Thence, N 05 deg 37' 57" E, 254.24' to an iron pin old, being the northeasterly corner of said Cedar Forest, First Revision and the southeasterly corner of the Troy Buttrey, Et ux, property;

Thence, with the easterly line of said Buttrey property, N 03 deg 52' 10" E, 844.08' to an iron pin found, being the southwesterly corner of the Thomas & Associates property;

Thence, S 80 deg 32' 48" E, 264.53' to an iron pin new, being the southeasterly corner of said Thomas & Associates property;

Thence, N 05 deg 22' 34" E, 437.42' to an iron pin old at the southeasterly corner of the Wares Delaware Corporation property;

Thence, with said Wares Delaware Corporation's southerly line, S 73 deg 06' 31" E, 211.27' to an iron pin old;

Thence, S 69 deg 23' 33" E, 100.50' to an iron pin old;

Thence, S 64 deg 54' 22" E, 128.27' to an iron pin old;

Thence, S 72 deg 14' 41" E, 211.51' to an iron pin old, being the southwesterly corner of said Wares Delaware Corporation property;

Thence, N 28 deg 46' 44" E, 731.18' to an iron pin old, being the southwesterly corner of the Frank D. Williams, Et ux, property;

Thence, S 86 deg 24' 34" E, 284.80' to an iron pin old, being the northwesterly corner of the Barry Zeitlin, Tr. property;

Thence, S 07 deg 01' 33" E, 170.64' to an iron pin old;

Thence, N 81 deg 40' 15" E, 170.00' to the POINT OF BEGINNING and containing 2,260,340 square feet or 51.890 acres, more or less.

Being the same property conveyed to the Owners shown on Schedule 1, of record in Instrument No. 200602060014702, as re-recorded in Instrument No. 20060516-0057369, Register's Office for Davidson County, Tennessee.