PREPARED BY:
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BILL GARRETT, Davidson County
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20150916-0094142

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nashville Portfolio Madison Square, LLC	Nashville Portfolio Madison Square, LLC	04211008700 04211005900 04211008600
c/o Federal Capital Partners 5425 Wisconsin Avenue, Suite 202	c/o Mission Residential 5425 Three Flint Hill, 3201 Jermantown Road, Suite 220	
Chevy Chase, Maryland 20815	Fairfax, VA 22030	

THIS SPECIAL WARRANTY DEED is made this 15th day of September, 2015, by and between MISSION NASHVILLE, LLC, MISSION NASHVILLE 1, LLC, MISSION NASHVILLE 2, LLC, MISSION NASHVILLE 3, LLC, MISSION NASHVILLE 4, LLC, MISSION NASHVILLE 5, LLC, MISSION NASHVILLE 6, LLC, MISSION NASHVILLE 7, LLC, MISSION NASHVILLE 8, LLC, MISSION NASHVILLE 9, LLC, MISSION NASHVILLE 10, LLC, MISSION NASHVILLE 11, LLC, MISSION NASHVILLE 12, LLC, MISSION NASHVILLE 13, LLC, MISSION NASHVILLE 14, LLC, MISSION NASHVILLE 15, LLC, MISSION NASHVILLE 16, LLC, MISSION NASHVILLE 17, LLC, MISSION NASHVILLE 18, LLC, MISSION NASHVILLE 19, LLC, MISSION NASHVILLE 20, LLC, MISSION NASHVILLE 21, LLC, MISSION NASHVILLE 22, LLC, MISSION NASHVILLE 23, LLC, MISSION NASHVILLE 24, LLC, MISSION NASHVILLE 25, LLC, MISSION NASHVILLE 26, LLC, MISSION NASHVILLE 27, LLC, MISSION NASHVILLE 28, LLC, MISSION NASHVILLE 29, LLC, MISSION NASHVILLE 30, LLC, MISSION NASHVILLE 31, LLC, MISSION NASHVILLE 32, LLC, MISSION NASHVILLE 33, LLC, and MISSION NASHVILLE 34, LLC, each a Delaware limited liability company, as tenants in common (individually and collectively the "Grantor"), and NASHVILLE PORTFOLIO MADISON SQUARE, LLC, a Delaware limited liability company ("Grantee").

WITNESSETH, that in consideration of the sum of Fourteen Million Seven Hundred Thousand Dollars ($14,700,000) in hand paid by Grantee, the receipt and sufficiency of which are acknowledged by Grantor, Grantor does hereby grant and convey in fee simple unto Grantee, its successors and assigns, all that piece of land situate, lying, and being in Davidson County, Tennessee, and being more particularly described as follows: See Exhibit A attached hereto.

BEING the land conveyed to Grantor by deed recorded as instrument no.: **20060228-0023020**

_____.

SUBJECT TO the matters of record described in Exhibit B attached hereto.

TOGETHER WITH all the buildings and improvements on the such land, erected, made or being; and all and every rights-of-way, alleys, ways, waters, easements, privileges, appurtenances, and advantages, to the same belonging or in anywise appertaining and all the estate, title, right, interest and claim, either at law or in equity, or otherwise, however, of the Grantor of, in, to or out of the said land and premises, and all right, title and interest of the Grantor in and to the land lying in the bed of any street, road or highway (open or proposed) in front of, adjoining or servicing the above-described real property, including condemnation awards or payments in lieu thereof as a result of a change of grade, alignment or access rights.

TO HAVE AND TO HOLD the land and premises above described and hereby intended to be conveyed, together with the building and improvements erected thereon and all rights, privileges, appurtenances, easements and advantages belonging and pertaining to the use and benefit of the Grantee, in fee simple, forever.

AND the Grantor covenants and warrants specially the property hereby conveyed and covenants to execute such further assurances as may be requisite.

STATE OF MARYLAND
COUNTY OF MONTGOMERY

The actual consideration or value whichever is greater, for this transfer is $14,700,000

Affiant _____, *as the Vice President of the Sole Member of the Class A Member and Manager of the Sole Member of the Grantee*

DESIREE NOEL HYSON NOTARY PUBLIC MONTGOMERY COUNTY, MD

Subscribed and sworn to before me this the 14TH *day of September, 2015*

Desiree Noel Hyson
Notary Public

My commission expires:

(Affix Seal)

DESIREE NOEL HYSON
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires December 8, 2015

DESIREE NOEL HYSON
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires December 8, 2015

This is improved property, known as600 Heritage Drive, Madison, Tennessee

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has duly executed this Deed under seal as of the date set forth above.

WITNESS:

GRANTOR:

MISSION NASHVILLE, LLC, MISSION NASHVILLE 1, LLC, MISSION NASHVILLE 2, LLC, MISSION NASHVILLE 3, LLC, MISSION NASHVILLE 4, LLC, MISSION NASHVILLE 5, LLC, MISSION NASHVILLE 6, LLC, MISSION NASHVILLE 7, LLC, MISSION NASHVILLE 8, LLC, MISSION NASHVILLE 9, LLC, MISSION NASHVILLE 10, LLC, MISSION NASHVILLE 11, LLC, MISSION NASHVILLE 12, LLC, MISSION NASHVILLE 13, LLC, MISSION NASHVILLE 14, LLC, MISSION NASHVILLE 15, LLC, MISSION NASHVILLE 16, LLC, MISSION NASHVILLE 17, LLC, MISSION NASHVILLE 18, LLC, MISSION NASHVILLE 19, LLC, MISSION NASHVILLE 20, LLC, MISSION NASHVILLE 21, LLC, MISSION NASHVILLE 22, LLC, MISSION NASHVILLE 23, LLC, MISSION NASHVILLE 24, LLC, MISSION NASHVILLE 25, LLC, MISSION NASHVILLE 26, LLC, MISSION NASHVILLE 27, LLC, MISSION NASHVILLE 28, LLC, MISSION NASHVILLE 29, LLC, MISSION NASHVILLE 30, LLC, MISSION NASHVILLE 31, LLC, MISSION NASHVILLE 32, LLC, MISSION NASHVILLE 33, LLC, and MISSION NASHVILLE 34, LLC, each a Delaware limited liability company, as tenants in common

By: _____
Christopher C. Finlay
Vice President

* * *

STATE OF Virginia *

* to wit:

COUNTY OF Fairfax *

I HEREBY CERTIFY that on this 11 day of September, 2015, before me, a Notary Public in and for the State and County aforesaid, personally appeared Christopher Finlay, known to me (or satisfactorily proven) to be the Vice President of each of MISSION NASHVILLE, LLC, MISSION NASHVILLE 1, LLC, MISSION NASHVILLE 2, LLC, MISSION NASHVILLE 3, LLC, MISSION NASHVILLE 4, LLC, MISSION NASHVILLE 5, LLC, MISSION NASHVILLE 6, LLC, MISSION NASHVILLE 7, LLC, MISSION NASHVILLE 8, LLC, MISSION NASHVILLE 9, LLC, MISSION NASHVILLE 10, LLC, MISSION NASHVILLE 11, LLC, MISSION NASHVILLE 12, LLC, MISSION NASHVILLE 13, LLC, MISSION NASHVILLE 14, LLC, MISSION NASHVILLE 15, LLC, MISSION NASHVILLE 16, LLC, MISSION NASHVILLE 17, LLC, MISSION NASHVILLE 18, LLC, MISSION NASHVILLE 19, LLC, MISSION NASHVILLE 20, LLC, MISSION NASHVILLE 21, LLC, MISSION NASHVILLE 22, LLC, MISSION NASHVILLE 23, LLC, MISSION NASHVILLE 24, LLC, MISSION NASHVILLE 25, LLC, MISSION NASHVILLE 26, LLC, MISSION NASHVILLE 27, LLC, MISSION NASHVILLE 28, LLC, MISSION NASHVILLE 29, LLC, MISSION NASHVILLE 30, LLC, MISSION NASHVILLE 31, LLC, MISSION NASHVILLE 32, LLC, MISSION NASHVILLE 33, LLC, and MISSION NASHVILLE 34, LLC, each a Delaware limited liability company, as tenants in common, and that such Vice President, being authorized to do so, executed the foregoing and annexed instrument for the purposes therein contained by signing the name of each limited liability company.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Gabrielle Branch
Notary Public

My Commission Expires: 2/28/18

[NOTARIAL SEAL]



EXHIBIT A

Tract One

Parcel I

Being property in the 11th Councilmanic District of Nashville, Davidson County, Tennessee, being Lot 3 on the Plat of Heritage Village Section One recorded in Plat Book 5200, Page 166 in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN) and lying on the west side of Heritage Drive and being more particularly described as follows:

BEGINNING at an iron pin new in the northerly property line of the Metro Government Madison Library Branch property recorded in Deed Book 4843, page 733 (R.O.D.C., TN) and on the westerly right-of-way of Heritage Drive, also being the southeast corner of said Lot 3;

Thence, N 88 deg. 52' 16" W, 269.70' with said Metropolitan Government's north line to an iron pin old in the east line of the Ascension Evangelical Lutheran Church property recorded in Deed Book 8888, page 778 (R.O.D.C., TN);

Thence, with said Church's property as follows:
N 02 deg. 22' 01" W, 113.09' to an iron pin old;
N 82 deg. 29' 09" W, 40.17' to an iron pin old;
N 29 deg. 39' 46" W, 131.97' to an iron pin old;
N 83 deg. 06' 00" W, 43.26' to an iron pin old in the line of said Church's property and being the southeastern corner of Lot 5 of the William W. Gray Subdivision recorded in Plat Book 6900, page 388;

Thence, N 06 deg. 29' 23" E, 130.12' to a concrete monument old, 0.35' from an iron pin found and being the southwest corner of Lot 1 on the final plat of Heritage Village Section Two recorded in Plat Book 4460, page 160 (R.O.D.C., TN);

Thence, with the southerly line of said Lot 1, N 82 deg. 27' 01" E, 187.33' to an iron pin old in the west right-of-way of Heritage Drive;

Thence, along a curve to the left having a radius of 390.00', a delta of 37 deg. 11' 28", a chord bearing and distance of S 25 deg. 59' 20" E, 248.73', along an arc length of 253.15' to an iron old;

Thence, S 44 deg. 35' 04" E, 81.77' to an iron pin old;

Thence, along a curve to the right having a radius of 200.00', a delta of 37 deg. 16' 43", a chord bearing and distance of S 25 deg. 43' 05" E, 127.84', along an arc length of 130.13' to the POINT OF BEGINNING, containing
88,128 square feet or 2.023 acres, more or less, described according to a survey, dated 7-30-15, prepared by Michael R. Williams TN RLS No. 1906, HFR Design, Inc., P.O. Box 1974, Brentwood, Tennessee, 37224-1974.

TRACT II

Being property in the 11th Councilmanic District of Nashville, Davidson County, Tennessee, being Lots 1 and 2 on the Plat of Heritage Village Section One recorded in Plat Book 5200, Page 166 in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN) and lying on the north side of Old Hickory Boulevard and on the east side of Heritage Drive and being more particularly described as follows:

BEGINNING at an iron pin old at the radius return of the northeast corner of Heritage Drive and Old Hickory Boulevard, being the southwestern corner of said Lot 2;

Thence, with the east R.O.W. of Heritage Drive N 01 deg. 20' 54" E, 53.10' to an iron pin old;

Thence, along a curve to the left having a radius of 300.00', a delta of 45 deg. 52' 00", a chord bearing and distance of N 21 deg. 35' 06" W, 233.80' along an arc length of 240.16' to an iron pin old;

Thence, N 44 deg. 31' 06" W, 120.37' to a PK Mag-nail new;

Thence, along a curve to the right having a radius of 330.00', a delta of 67 deg. 50' 00", a chord bearing and distance of N 10 deg. 36' 06" W, 368.27', along an arc length of 390.69' to a PK Mag-nail new;

Thence, N 23 deg. 18' 54" E, 181.30' to an iron pin old;

Thence, along a curve to the left having a radius of 825.00', a delta of 08 deg. 22' 49", a chord bearing and distance of N 19 deg. 07' 30" E, 120.56', along an arc length of 120.67' to an iron pin old and being the northwestern corner of said Lot 2 and at the southwesterly corner of the Heritage Village Condominiums recorded in D.B. 4758, Page 179 (R.O.D.C., TN);

Thence, S 83 deg. 13' 42" E, 870.08' to an iron pin old in a fence, being the northeastern corner of said Lot 2 and in the west line of Lot 9 of the Gridiron Heights recorded in Plat Book 2330, Page 37(R.O.D.C., TN);

Thence, S 07 deg. 22' 54" W, 302.68' to a concrete monument old in the north margin of Pima Road and being the southwestern corner of Lot 1 of the Resub. of Lot 10 Gridiron Heights Subdivision recorded in Plat Book 6200, Page 882 (R.O.D.C., TN);

Thence, N 85 deg. 04' 06" W, 32.00' to an iron pin old at the intersection of the west margin of Gray Avenue and the north margin of Pima Road;

Thence, S 07 deg. 09' 04" W, 636.12' to an iron pin new;

Thence, along a curve to the right having a radius of 25.00', a delta of 87 deg. 19' 57" , a chord bearing and distance of S 50 deg. 46' 25" W, 34.52', along an arc length of 38.11' to an iron pin old in the north margin of Old Hickory Boulevard;

Thence, along a curve to the left having a radius of 11,505.16', a delta of 02 deg. 40' 49" , a chord bearing and distance of N 86 deg. 56' 19" W, 538.18', along an arc length of 538.23' to an iron pin old;

Thence, along a curve to the right having a radius of 25.00', a delta of 89 deg. 37' 38", a chord bearing and distance of N 43 deg. 27' 55" W, 35.24', along an arc length of 39.11' to the POINT OF BEGINNING, containing 798,355 square feet or 18.328 acres, more or less, described according to a survey, dated 7-30-15, prepared by Michael R. Williams TN RLS No. 1906, HFR Design, Inc., P.O. Box 1974, Brentwood, Tennessee, 37224-1974.

EXHIBIT B

1. Taxes for the year 2015 a lien, not yet due and payable. None due and payable at the date of final loan policy.

2. Rights of tenants, as tenants only, under recorded or unrecorded leases.

3. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

4. Easement(s) and/or right(s) of way to Metropolitan Government of Nashville and Davidson County, dated June 13, 1963, and recorded June 18, 1963, in Book 3573, Page 343, Register's Office of Davidson County, Tennessee.

5. Right-of-Way Deed for Highway Purposes to Metropolitan Government of Nashville and Davidson County, dated November 25, 1974, and recorded November 26, 1974, in Book 4871, Page 346, Register's Office of Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances to Metropolitan Government of Nashville and Davidson County, Tennessee, dated June 11, 1984, and recorded July 20, 1984, in Book 6342, Page 395, Register's Office of Davidson County, Tennessee.

7. Survey No. 2015128-52, prepared by Michael R. Williams, dated July 30, 2015, updated September 11, 2015, shows certain encroachment(s).