PREPARED BY:
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BILL GARRETT, Davidson County
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Fees:28.00 Taxes:102675.00
20150916-0094145

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nashville Portfolio Hickory High, LLC	Nashville Portfolio Hickory High, LLC	14900030000 (Lot 2) 14900030700 (Lot 3)
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 ANTIOCH, DST, a Delaware statutory trust ("Grantor"), and NASHVILLE PORTFOLIO HICKORY HIGH, LLC, a Delaware limited liability company ("Grantee").

WITNESSETH, that in consideration of the sum of Twenty Seven Million Seven Hundred Fifty Thousand Dollars ($27,750,000) 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.: **20071024-0125713**.

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 $27,750,000*

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*

Notary Public

My commission expires:

(Affix Seal)

DESIREE NOEL HYSON
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires December 5, 2015

This is improved property, known as 100 Hickory Highlands Drive, Antioch, Tennessee

[SIGNATURE PAGE FOLLOWS]

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

ATTEST/WITNESS:

GRANTOR:

MISSION ANTIOCH, DST, a Delaware statutory trust

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

By: _____
Christopher Finlay
Manager

* * *

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 Manager of Mission Trust Services LLC, the trustee of Mission Antioch, DST, a Delaware statutory trust, and that such Manager, being authorized to do so, executed the foregoing and annexed instrument for the purposes therein contained by signing the name of the 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]

GABRIELLE ELIZA BRANCH
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 7617100
MY COMM. EXPIRES 02/28/2018
NOTARY PUBLIC

EXHIBIT A

Lots nos. 2 and 3 shown on the plan of Hickory Highlands Apartments of record in Book 6900, page 729, Register's Office, Davidson County, Tennessee, located in the northeast quadrant and southeast quadrant of the intersection of Rural Hill Road and Hickory Highlands Drive.

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. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 729 and Plat Book 6900, Page 562, Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement by and between Kentwood Property Company and The Metropolitan Government of Nashville and Davidson County, dated January 19, 1988 and recorded February 8, 1988, in Book 7464, Page 850, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of Metropolitan Government of Nashville and Davidson County, Tennessee, dated January 18, 199(and recorded February 1, 1990, in Book 8037, Page 338, Register's Office for Davidson County, Tennessee.

6. Terms and Provisions of unrecorded Lease as evidenced by Memorandum of Lease by and between TGM Autumnwood, Inc. and Web Service Company, Inc., dated May 1, 2001 and recorded July 4, 2001, at Instrument No. 20010704-0071460, Register's Office for Davidson County, Tennessee.

7. Grant of Easement by and between Comcast of Nashville I, LLC (Grantee) and Mission Antioch DST (Grantor), dated September 1, 2012, and recorded May 17, 2013, at Instrument No. 20130517-0050035, Register's Office for Davidson County, Tennessee.

8. Survey No. 3375002, prepared by Barge Waggoner Sumner & Cannon, Inc., dated September 1, 2015, shows certain encroachment(s).