PREPARED BY:
David L. Weintraub, Esq.
Linowes and Blocher LLP
7200 Wisconsin Ave., Suite 800
Bethesda, MD 20814

BILL GARRETT, Davidson County
Trans:T20150078808 DEEDWARRSP
Recvd: 09/16/15 14:12 8 pgs
Fees:43.00 Taxes:67525.00
20150916-0094148

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nashville Portfolio Stone Ridge, LLC	Nashville Portfolio Stone Ridge, LLC	14900027700 (North Site) 14900027800 (South Site)
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 STONE RIDGE, LLC, a Delaware limited liability company ("Grantee").

WITNESSETH, that in consideration of the sum of Eighteen Million Two Hundred Fifty Thousand Dollars ($18,250,000) 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.: 20071024-0125714 _____.

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 $18,250,000*

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*

Désirée Noel Hyson
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 500 and 505 Piccadilly Row, 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

Multi-Family Site, North

Land in the Second Civil District of Davidson County, Tennessee and being known as the Multi-Family Site, North, Piccadilly Square as per a plat of record in Book 5200, Page 763, Register's Office of Davidson County, Tennessee and more particularly described as follows:

Beginning at a point on the northerly right-of-way of Piccadilly Row, said point being 773.72 Feet northwest of the centerline of Una-Antioch Pike, as measured along the northerly right-of-way of Piccadilly Row; thence with said right-of-way, North 84°-17'-49" West, 395.00 Feet to a point; thence leaving said right-of-way with the boundary of Piccadilly Square, Phase I, North 5°-42'-11" East, 125.00 Feet to a point;

Thence North 84°-17'-49" West, 520.00 Feet to a point;

Thence North 33°-05'-33" West, 56.33 Feet to a point;

Thence North 59°-05'-31" East, 155.00 Feet to a point;

Thence North 1°-22'-47" East, 253.05 Feet to a point;

Thence North 7°-13'-53" East, 180.00 Feet to a point;

Thence North 54°-18'-13" East, 73.44 Feet to a point;

Thence North 22°-16'-33" East, 170.00 Feet to a point;

Thence North 42°-15'-14" West, 110.68 Feet to a point;

Thence with the boundary of Piccadilly Square, Phase II, North 50°-52'32" East, 60.97 Feet to a point;

Thence South 39°-50'-49" East, 282.49 Feet to a point;

Thence North 80°-40'-07" East, 163.17 Feet to a point;

Thence North 34°-34'-56" East, 71.14 Feet to a point;

Thence North 50°-52'-32" East, 132.00 Feet to a point;

Thence South 48°-09'-54" East, 39.55 Feet to a point;

Thence South 33°-04'-40" East, 591.58 Feet to a point;

Thence with the boundary of Piccadilly Square Townhouse Site, South 65°-09'-08" West 75.00

Feet to a point.

Thence South 15°-35'-22" West, 288.75 Feet to a point;

Thence South 5°-42'-11" West, 215.00 Feet to the point of beginning and containing 16.18 acres.

Multi-Family Site, South

Land in the Second Civil District of Davidson County, Tennessee and being known as the Multi-Family Site, South, Piccadilly Square as per a plat of record in Book 5200, Page 762, Register's Office of Davidson County, Tennessee and more particularly described as follows:

Beginning at a point on the northwesterly right-of-way of Una-Antioch Pike, said point being the radius return for the southwesterly right-of-way of Piccadilly Row, as shown on the plan of Piccadilly Square, Phase I;

Thence with the northwesterly right-of-way of Una-Antioch Pike, South 45°-43'-48" West, 554.08 Feet to a point;

Thence with a curve to the right having a Delta of 7°-51'-06", a Radius of 671.08 Feet, a Tangent of 46.05 Feet, and a Length of 91.96 Feet, being in a general southwesterly direction, to a point;

Thence leaving said right-of-way and generally with the meanders of the centerline of a creek, North 70°-09'-31" West, 173.94 Feet to a point;

Thence North 58°-41'-39" West, 255.31 Feet to a point;

Thence North 24°-03'-38" West, 108.40 Feet to a point;

Thence North 13°-22'-47" East, 73.61 Feet to a point;

Thence North 43°-43'-26" West, 139.64 Feet to a point;

Thence North 72°-50'-36" West, 263.80 Feet to a point;

Thence South 78°-54'-08" West, 42.60 Feet to a point;

Thence North 46°-49'-39" West, 115.24 Feet to a point;

Thence leaving said creek and partially with the boundary of Piccadilly Square, Phase I, North 5°-42'-11" East, 289.27 Feet to a point on the southerly right-of-way of Piccadilly Row;

Thence with the southerly right-of-way of Piccadilly Row, South 84°-17'-49" East, 860.00 Feet to a point;

Thence with a curve to the right having a Delta of 40°-01'-37", a Radius of 455.46 Feet,

a Tangent of 165.90 Feet, and a length of 318.19 Feet, being in a general East and Southeasterly direction to a point;

Thence South 44°-16'-12" East, 175.00 Feet to a point;

Thence South 41°-16'-17" East, 95.60 Feet to a point;

Thence with a curve to the right having a Delta of 90°-00'-00", a Radius of 25.00 Feet, a Tangent of 25.00 Feet, and a Length of 39.27 feet, being in a general southerly direction, to the point of beginning and containing 16.11 Acres.

EXHIBIT B

1. Taxes for the year 2015 a lien, not yet due and payable. None due and payable at the date of final 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. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 762 (South Site) and in Plat Book 5200, Page 763 (North Site), Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, dated July 2, 1985, recorded August 8, 1985, in Book 6625, Page 779, Register's Office for Davidson County, Tennessee. (South Site)

6. Declaration of Covenants and Restrictions dated February 24, 1984, by Wellington Enterprises, Ltd., a New York corporation, and recorded February 24, 1984, in Book 6236, Page 683, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the exten that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

   Amendment to Declaration of Covenants and Restrictions dated May 14, 1984 and recorded on May 18, 1984, in Book 6295, Page 506, in said Register's Office.

   Amendment to Declaration of Covenants and Restrictions dated May 14, 1984 and recorded on May 18, 1984, in Book 6295, Page 520, in said Register's Office.

   Amendment to Declaration of Covenants and Restrictions dated May 14, 1984 and recorded May 18, 1984, in Book 6295, Page 534, in said Register's Office.

   Amendment to Declaration of Covenants and Restrictions dated May 14, 1984, and recorded on May 25, 1984, in Book 6300, Page 409, and as re-recorded on June 4, 1984, in Book 6306, Page 833, in said Register's Office.

   Amendment to Declaration of Covenants and Restrictions dated December 14, 1984 and recorde March 26, 1985, in Book 6518, Page 184, in said Register's Office.

   Amendment to Declaration of Covenants and Restrictions dated February 24, 1984 and recorded March 26, 1985, in Book 6518, Page 190, in said Register's Office. (Both Sites)

7. Easement and Right of Entry Agreement dated December 5, 1995, by and between VSC Cable Inc., d/b/a Viacom Cable and ERI-SC, Inc., d/b/a Suncrest Village Apartments by Sentinel Real Estate Corp, as agent, and recorded January 18, 1996, in Book 9921, Page 632, Register's Office for Davidson County, Tennessee. (Both Sites)

(EXHIBIT B CONTINUED)

8. Grant of Easement by and between Comcast of Nashville I, LLC, and Mission Antioch DST, dated September 21, 2012, and recorded May 17, 2013, at Instrument No. 20130517-0050034, Register's Office for Davidson County, Tennessee. (Both Sites)

9. Survey No. 150111, prepared by J. Bruce Rainey, TN RLS# 823, dated August 11, 2015, updated September 11, 2015, shows certain encroachment(s).