PREPARED BY:
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BILL GARRETT, Davidson County
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20150916-0094151

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nashville Portfolio Priest Lake, LLC	Nashville Portfolio Priest Lake, LLC	10900001200 10900000800
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 PRIEST LAKE, LLC, a Delaware limited liability company ("Grantee").

WITNESSETH, that in consideration of the sum of Twenty Three Million Three Hundred Thousand Dollars ($23,300,000) 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.: 20060228-0023019 _____.

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 $23,300,000

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 5, 2015

This is improved property, known as 3555 Bell Road, Nashville, Tennessee, and 100 Lincoya Bay Drive, Nashville, 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]

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

EXHIBIT A

Land lying in the 13th Councilmanic District of Nashville, Davidson County, Tennessee, and being the property of Mission Nashville 23, LLC, of record at Instrument No. 20060228-0023019, and being Lot 1 on the Final Plat of The Lakes Apartments of record in Instrument No. 20000918-0092189 all at the Register's Office for Davidson County, Tennessee, and being bound on the east, south and west by J. Percy Priest Reservoir the property of U.S. Government no Deed found, also on the west by the common/open space of O.I.C. Williams Bend Townhomes of record in Instrument No. 20021216-0154761 and on the north by the common/open space of Lot 2 The Lakes Apartments of record in Instrument No. 20000918-0092189, and being more particularly described as follows;

BEGINNING at a concrete monument old, (Broken) and being the southwest corner of the herein described tract and being a common corner with U.S. Government (J. Percy Priest Reservoir), thence N 08deg. 05' 31" E, 517.09' to a concrete monument old and corner with O.I.C. Williams Bend Townhomes property;

Thence with Williams Bend Townhomes east line, N 08 deg. 47' 08" E, 157.57' to an iron pin new and southwest corner of Lot 2 The Lakes Apartments;

Thence with The Lakes Apartments south line for the following 3 calls:
S 81 deg. 19' 48" E, 399.72' to an iron pin old;
N 86 deg. 53' 39" E, 222.01' to an iron pin old;
S 82 deg. 25' 42" E, 700.00' to an iron pin new and being the northeast corner of the herein described tract and the southeast corner of Lot 2 and a corner with U.S. Government (J. Percy Priest Reservoir);

Thence with the U.S. Government (J. Percy Priest Reservoir) property for the following 4 calls:
S 11 deg. 07' 01" W, 400.58' to an iron pin Corp. Cap and T-post Marker old;
S 16 deg. 53' 43" E, 329.73' to an iron pin with Corp. Cap old;
N82 deg. 26' 23" W, 589.83' to a concrete monument old;
N82 deg. 58' 14" W, 847.84' to the POINT OF BEGINNING, and containing 917,762 square feet, or 21.069 acres, more or less.

TOGETHER with an easement for ingress and egress and for utilities across certain adjoining property, known as Phase II, as shown on the plat of record in Instrument No. 20000918-0092189, and as set forth in Easement Agreement, dated Nov. 30, 1983, and recorded December 1, 1983, in Deed Book 6185, page 216, as amended by Easement Agreement, dated March 23, 1988 and recorded March 24, 1988, in Deed Book 7498, page 726, R.O.D.C., TN, as amended by First Amendment to Easement Agreement, dated March 31, 2000 and recorded March 31, 2000 in Instrument No. 200003310032369, and as amended by Second Amendment to Easement Agreement, dated December 4, 2002 and recorded December 4, 2002 in Instrument No. 20021204-0149457.

Land lying in the 13th Councilmanic District of Nashville, Davidson County, Tennessee, and being the property of Mission Nashville 23, LLC, of record at Instrument No. 2006004190039119, and being Lot 1 on the Final Plat of Bay Club Apartments of record at Instrument No. 200106150063631 all at the Register's Office for Davidson County, Tennessee, and being bound on the south by the property of Michael Meeks, or record in Book 8616, Page 753, on the west by the easterly right-of-way line of Bell Road, on the north by the southerly right-of-way line of Lincoya Bay Drive, and on the east by the westerly right-of-way line of Lincoya Bay Drive, and being more particularly described as follows;

BEGINNING at an iron pin found, said pin being the northwesterly corner of the Michael Meeks property;

Thence, with the easterly right-of-way of Bell Road, N 08 deg 13' 22" E, 313.03' to an iron pin new, the beginning of a curve to the right;

Thence, with said curve, having a central angle of 89 deg 55' 26", a radius of 25.00', chord bearing and distance, N 53 deg 11' 05" E, 35.33' , along an arc length of 39.24' to an iron pin new;

Thence, with the southerly right-of-way line of Lincoya Bay Drive, S 81 deg 51' 12" E, 483.05' to an iron pin found;

Thence, with a curve to the right, said curve having a central angle of 90 deg 15' 34", a radius of 25.00', chord bearing and distance, S 36 deg 43' 26" E, 35.44' along an arc length of 39.38' to an iron pin found;

Thence, with the easterly right-of-way line of Lincoya Bay Drive, S 08 deg 24' 21" W, 313.35' to a steel post found;

Thence, with said Michael Meeks property, N 81 deg 47' 58" W, 532.04' to the POINT OF BEGINNING, and containing 179,878 square feet, or 4.129 acres, more or less.

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 Agreement by and between CCL & Associates, a Georgia general patnership and The Lakes Apartments Limited, a Tennessee limited partnership, dated November 30, 1983, and recorded December 1, 1983, in Book 6185, Page 216, Register's Office of Davidson County, Tennessee, as amended by First Amendment to Easement Agreement dated March 31, 2000, and recorded March 31, 2000, at Instrument No. 200003310032369, Register's Office of Davidson County, Tennessee; and Second Amendment to Easement Agreement dated December 4, 2002 and recorded December 4, 2002, at Instrument No. 20021204-0149457, Register's Office of Davidson County, Tennessee. (Parcel 1)

5. Easement Agreement by and between Park Lake Apartments, Limited, a Tennessee limited partnership and The Lakes Apartments Associates, a Georgia general partnership, dated March 23, 1988 and recorded March 24, 1988, in Book 7498, Page 726, Register's Office of Davidson County, Tennessee. (Parcel 1)

6. Easements as shown on plats recorded at Instrument No. 20000918-0092189 (hereinafter the "Lakes Plat") (Parcel 1) and Instrument No. 20010615-0063631 (hereinafter the "Bay Club Plat" (Parcel 2), Register's Office of Davidson County, Tennessee.

7. Terms and Provisions of Memorandum of Lease by and between Lakes Multifamily, LLC (Lessor) and Web Service Company, Inc. (Lessee) dated December 10, 2001 and recorded February 14, 2002, at Instrument No. 20020214-0019446, Register's Office of Davidson County, Tennessee. (Parcel 1)

8. Survey No. 2015128-53, prepared by Michael R. Williams, TN RLS# 1906, dated August 12, 2015, updated September 11, 2015, shows certain encroachment(s).

9. Grant of Easement by and between Comcast of Nashville I, LLC, its successors and assigns and Mission Nashville LLC, et al, all Delaware Limited Liability Companies, dated February 2, 2009 and recorded September 30, 2009, in Instrument No. 20090930-0090867, Register's Office of Davidson County, Tennessee. (Parcels 1 and 2)