This instrument prepared by and return to:
Butler Snow LLP
Attention: Geoffrey Hirsch
6075 Poplar Avenue, Suite 500
Memphis, TN 38119-0102
(901) 680-7200

After recording return to:
Cottonwood Residential O.P., LP
6340 South 3000 East, Suite 500
Salt Lake City, UT 84121
Attn: Gregg Christensen

Davidson County DEEDWARRSP
Recvd: 09/23/16 15:04 8 pgs
Fees:43.00 Taxes:2399.06
20160923-0100682

Tax Parcel Number: Parcels 65 & 180 on Tax Map 162

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT, **Brentridge SPE-24, LLC**, a Delaware limited liability company (the "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration in hand paid to Grantor by **COTTONWOOD BRENTRIDGE H, LLC**, a Delaware limited liability company ("Grantee"), whose mailing address is 6340 South 3000 East, Suite 500, Salt Lake City, Utah 84121, the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee a **2.66000%** undivided interest in that certain real property being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes, together with all improvements, structures and fixtures situated thereon (collectively, the "Property").

TO HAVE AND TO HOLD the Property, together with all and singular the rights, and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

[signatures on following pages]

IN WITNESS WHEREOF, this instrument has been executed as of (but not necessarily on) this 2 day of May, 2016.

GRANTOR:

Brentridge SPE-24, LLC, a Delaware limited liability company,

By: Leonard H. Hammonds and Katherine M. Hammonds,
as Trustees of The Hammonds Revocable Living Trust, u/d/t July 22, 1996, Sole Member

By: Leonard H Hammonds
Name: Leonard H. Hammonds
Title: Trustee

STATE OF _____)
COUNTY OF _____) ss.

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Leonard H. Hammonds with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself to be the Trustee of the Leonard H. Hammonds and Katherine M. Hammonds, as Trustees of The Hammonds Revocable Trust, u/d/t July 22, 1996, the within named maker or a constituent of the maker, and that he as such Trustee being authorized to do so by the maker or by its constituent, the constituent being authorized by the maker, executed the foregoing instrument for the purposes therein contained, by signing the name of the maker or its constituent by himself as Trustee.

Witness my hand and official seal at office, this _____ day of _____, 2016, A.D.

See attached
Notary Public

My Commission expires _____

(remainder of page left blank, additional notary block follows.)

IN WITNESS WHEREOF, this instrument has been executed as of (but not necessarily on) this 2 day of May, 2016.

GRANTOR:

Brentridge SPE-24, LLC, a Delaware limited liability company,

By: Leonard H. Hammonds and Katherine M. Hammonds,
as Trustees of The Hammonds Revocable Living Trust, u/d/t July 22, 1996, Sole Member

By: Katherine M. Hammonds
Name: Katherine M. Hammonds
Title: Trustee

STATE OF _____)
COUNTY OF _____) ss.

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Katherine M. Hammonds with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged herself to be the Trustee of the Leonard H. Hammonds and Katherine M. Hammonds, as Trustees of The Hammonds Revocable Trust, u/d/t July 22, 1996, the within named maker or a constituent of the maker, and that she as such Trustee being authorized to do so by the maker or by its constituent, the constituent being authorized by the maker, executed the foregoing instrument for the purposes therein contained, by signing the name of the maker or its constituent by herself as Trustee.

Witness my hand and official seal at office, this _____ day of _____, 2016, A.D.

See attached
Notary Public

My Commission expires _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento

On May 2, 2016 before me, David Mullen, Notary Public
DATE NAME, TITLE OF OFFICER-E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, Leonard H. Hammonds and Katherine M. Hammonds

, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/~~are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

DAVID MULLEN
COMM. # 2056350
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
COMM. EXPIRES FEB. 6, 2018

(SEAL)
NOTARY PUBLIC SIGNATURE

OPTIONAL INFORMATION

THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED DOCUMENT.

TITLE OR TYPE OF DOCUMENT Special Warranty Deed

DATE OF DOCUMENT _____ NUMBER OF PAGES _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

SIGNER'S NAME _____ SIGNER'S NAME _____

(FOR RECORDING DATA ONLY)

Property Address:
1500 Brentridge Dr.
Antioch, TN

Property Owner:
Brentridge SPE-24, LLC
Leonard H. Hammonds and Katherine M. Hammonds, as Trustees of The Hammonds Revocable Trust, u/d/t July 22, 1996
9276 Balboa Park Way
Elk Grove, CA 95624

Ward, Block & Parcel Number:
Tax Map 162 Parcels 65 and 180

Mail tax bills to: (Person or Agency responsible for payment of taxes)
Cottonwood Brentridge H, LLC
6340 South 3000 East, Suite 500
Salt Lake City, Utah 84121

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $[~~245,000.00~~ 648,394.51], which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

~~Leonard H Hammonds~~
Affiant

Subscribed and sworn to before me this _____ day of _____, 2016.

see attached
Notary Public

My Commission Expires:

_____

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $[~~245,000.00~~ 648,394.51], which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Katherine M. Hammonds
Affiant

Subscribed and sworn to before me this _____ day of _____, 2016.

see attached
Notary Public

My Commission Expires:

_____

Jurat

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento

Subscribed and sworn to (or affirmed) before me on this 2nd day of May, 2016, by Leonard H. Hammonds and Katherine M. Hammonds,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

DAVID MULLEN
COMM. # 2056350
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
COMM. EXPIRES FEB. 6, 2018

Notary Public Signature

(seal)

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED

For Recording Data Only
Title of Document

Number of Pages

Document Date

Other Information

Exhibit A

Legal Description

LAND in Davidson County, Tennessee, being all of Lot No. 1, Phase I and Lot No. 1, Phase II, on the plan of Subdivision for Brentridge, as shown on plat appearing of record in Plat Book 6250, page 576, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brentridge SPE-24, LLC, as to an undivided 2.660% tenant in common interest by Special Warranty Deed dated 06/11/2008 from Brentridge TIC, LLC, a Delaware limited liability company of record in Instrument 200806160061486, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Sandra S. Jackson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sandra S. Jackson

State of TENNESSEE

County of RUTHERFORD

Personally appeared before me, Julie Read, a notary public for this county and state, Sandra S. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Julie Read, Notary

My Commission Expires: 2-2017

JULIE N. READ
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY