Prepared by:	Property Owner:	Property Address:	Mail Tax Bills To:	Tax Parcel No:
Beth Bernstein, Esq. Blank Rome LLP 405 Lexington Avenue New York, New York 10174	Strata Wyndchase, LLC	7221 Highway 70 South, Nashville, Tennessee	Strata Wyndchase, LLC c/o Strata Equity Group, Inc. 4370 La Jolla Village Drive, Suite 960 San Diego, CA 92122 Attn: David Michan	Map 142 Parcel 53

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the 28 day of September, 2016.

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, DRA WYNDCHASE-BELLEVUE LLC, a Delaware limited liability company ("Grantor"), has this day bargained and sold, and by these presents does bargain, sell, transfer and convey unto STRATA WYNDCHASE, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, certain improved real estate situated in the City of Nashville, Davidson County, Tennessee and more particularly described on Exhibit "A" to this Special Warranty Deed, which is attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property together with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its successors and assigns in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is unencumbered except as herein set forth to the contrary, and that it will warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise; provided, however, that this conveyance and all covenants and warranties contained herein are subject to the matters set forth on Exhibit "B" to this Special Warranty Deed, which is attached hereto and incorporated herein by reference.

[SIGNATURE(S) ON FOLLOWING PAGE(S)]

BILL GARRETT, Davidson County
Trans:T20160086179 DEEDWARRSP
Recvd: 09/30/16 12:50 5 pgs
Fees:28.00 Taxes:135278.72
20160930-0103345

Wyndchase TH

SIGNATURE PAGE TO

SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officer the day and year first above written.

DRA Wyndchase-Bellevue LLC, a Delaware limited liability company

By: G&I V Investment Southeast Residential LLC, a Delaware limited liability company, its Sole Member

By: _____

Name: Jason Borreo

Title: Vice President

STATE OF NEW YORK
COUNTY OF New York

PERSONALLY APPEARED BEFORE ME, Nazarah Williams [insert name of Notary Public], a Notary Public for the State and County aforesaid, Jason Borreo [insert name of individual executing for Grantor], with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Vice President [insert title of individual executing for Grantor] of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 8 day of September, 2016.

NAZARAH WILLIAMS
Notary Public, State of New York
No. 01WI6317817
Qualified in Kings County
Commission Expires January 12, 2019

Notary Public

[Seal of Notary]

My commission expires: _____

[Signature Page to Wyndchase Bellevue Deed]

STATE OF NEW YORK)
COUNTY OF New York)

The undersigned affiant hereby swears or affirms that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is THIRTY SIX MILLION FIVE HUNDRED SIXTY ONE THOUSAND EIGHT HUNDRED FIFTEEN and 00/100 Dollars ($36,561,815.00), which amount is equal to or greater than the amount that the property transferred would command at a fair and voluntary sale.

Jason Borreo
AFFIANT

SUBSCRIBED and sworn to before me this 8 day of Sept, 2016.

Notary Public

My Commission Expires: _____

NAZARAH WILLIAMS
Notary Public, State of New York
No. 01WI6317817
Qualified in Kings County
Commission Expires January 12, 2019

[Affidavit of Consideration - Wyndchase Bellevue]

EXHIBIT "A"

LEGAL DESCRIPTION

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located between Old Harding Road and U.S. Highway 70-S, being Lot No. 1 as shown on First Revision, Lot One, CT Bellevue Limited Partnership of record in Plat Book 9700, page 473, R.O D.C. and being more particularly described as follows:

BEGINNING at an iron pin in the northerly margin of Old Harding Road at the southwest corner of herein described tract, said pin also being the southeast corner of Ashley Green of record in Plat Book 6900, page 978, R.O.D.C.;

THENCE, leaving said margin with the east line of said Ashley Green, N 27° 22' 45" W, 502.71 feet to a 21" Hackberry;

THENCE, with the south line of Bellevue Grace Assembly of God Church, as shown on Plat of H.B Hows Property of record in Plat Book 5190, page 195, R.O.D.C., N 63° 02' 32" E, 165.34 feet to a point;

THENCE, with the south line of Belle Glen of record in Plat Book 8250, page 929, R.O.D.C., N 63° 01' 14" E, 219.38 feet to an iron pin in the west line of 70 South Associates of record in Instrument No. 200002220017374, R.O.D.C.;

THENCE, with said 70 South Associates, S 26° 37' 00" E, 40.17 feet to an iron pin;

THENCE, N 64° 14' 42" E, 220.12 feet to a point;

THENCE, with the east line of 70 South Associates, N 28° 45' 51" W, 74.00 feet to a point;

THENCE, N 28° 50' 46" W, 297.86 feet to a point in the southerly margin of U.S. Highway 70-S;

THENCE, with said margin, N 82° 00' 00" E, 583.99 feet to a point;

THENCE, leaving said margin with the west line of Lot No. 1 of First Revision , Lot 2, CT Bellevue Limited Partnership of record in Instrument No. 200102080012390, R.O.D.C., S 08° 00' 00" E, 315.07 feet to an iron pin;

THENCE, with the west line of Lot No. 2 of said plat, S 31° 06' 52" E, 157.94 feet to an iron pin in the north margin of Old Harding Road;

THENCE, with said margin, S 56° 52' 07" W, 242.19 feet to an iron pin;

THENCE, leaving said margin with the lines of Madeline Holden of record in Book 4840, page 299, R.O.D.C., being Lot No. 3 of CT Bellevue Limited Partnership of record in Plat Book 9700, page 318, R.O.D.C., the following calls:

N 28° 59' 28" W, 253.97 feet to an iron pin,
S 62° 07' 52" W, 97.74 feet to an iron pin,
S 36° 00' 08" W, 139.87 feet to an iron pin,
S 27° 16' 59" E, 213.91 feet to a point in the north margin of Old Harding Road;

THENCE, with said margin and a curve concave to the south having a central angle of 11° 47' 04", a radius of 2,894.75 feet and a chord of S 50° 05' 49" W, 294.34 feet for an arc length of 595.39 feet to the point of beginning.

Containing 468,853 square feet or 10.76 acres, more or less.

Being the same property conveyed to DRA Wyndchase-Bellevue LLC by Special Warranty Deed of record as Instrument No. 20070919-0112343 in the Register's Office for Davidson County, Tennessee.

This property is improved and the address is 7221 Highway 70 South, Nashville, Tennessee 37221.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes for the year 2016; a lien, but not yet due or payable.

2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Book 10307, Page 497, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

3. All matters shown on the Plan of record in Plat Book 9700, Page 473, said Register's Office.

4. Agreement for Dedication of Sanitary Sewer Easement of record in Book 10774, Page 593, said Register's Office.

5. Easement to BellSouth Telecommunications, Inc. of record in Book 10702, Page 84, said Register's Office.

6. Agreement for Dedication of Easement for Public Utilities of record in Book 7542, Page 302, said Register's Office.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Book 9183, Page 197, said Register's Office.

8. Cable Television Installation and Service Agreement of record in Instrument No. 20000418-0038817, said Register's Office.

9. Lease by and between C. T. Bellevue Limited Partnership, a Texas limited partnership, and Web Service Company, Inc., and the Memorandum thereof of record in Book 11461, Page 740, said Register's Office.

10. Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20151130-0120246, said Register's Office.