This instrument was prepared by:

Arnall Golden Gregory LLP
Attn: Andrew D. Siegel
171 17th Street, Suite 2100
Atlanta, Georgia 30363

BILL GARRETT, Davidson County
Trans:T20170002570 DEEDWARRSP
Recvd: 01/10/17 13:23 6 pgs
Fees:33.00 Taxes:86580.00
20170110-0002886

After recording return to:

Fidelity National Title Group
Attn: Laura W. Kaltz
5565 Glenridge Connector, Suite 300
Atlanta, Georgia 30342

Address of New Owners as follows:	**Send Tax Bills to:**	**Map/Parcel Numbers:**
Hillwood Pointe Partnership 4535 Harding Pike, Suite 309 Nashville, Tennessee 37205	Hillwood Pointe Partnership 4535 Harding Pike, Suite 309 Nashville, Tennessee 37205	10204009700

SPECIAL WARRANTY DEED

STATE OF GEORGIA)
) KNOW ALL BY THESE PRESENTS:
COUNTY OF FULTON)

THAT **HILLWOOD APARTMENTS, LLC**, a Georgia limited liability company ("**Grantor**"), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration paid to Grantor by **HILLWOOD POINTE PARTNERSHIP**, a Tennessee general partnership ("**Grantee**"), the receipt and sufficiency whereof are hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does hereby GRANT, SELL AND CONVEY unto Grantee, all of that certain real property situated in Davidson County, Tennessee, more particularly described in Exhibit A attached hereto and incorporated herein by reference, together with all buildings, improvements and fixtures located thereon, and all rights, ways, privileges and appurtenances pertaining thereto (collectively, the "**Property**").

SUBJECT, HOWEVER, to each of the matters set forth in Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, the Property, together with all and singular the rights and appurtenances thereto in anywise belonging subject to the aforesaid encumbrances, unto Grantee, Grantee's heirs, successors and assigns, forever; and Grantor does hereby bind Grantor and

Grantor's successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the aforesaid encumbrances, unto Grantee, Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

By acceptance of this Special Warranty Deed, the Grantee agrees to and accepts the Property subject to the foregoing matters. Ad valorem taxes for the year of this Special Warranty Deed have been prorated; accordingly, by its acceptance of this Special Warranty Deed, Grantee assumes responsibility to pay all ad valorem taxes on the Property for such year and all subsequent years.

Grantee's Mailing Address:

Hillwood Pointe Partnership
4535 Harding Pike, Suite 309
Nashville, Tennessee 37205

[Signature on Next Page]

EXECUTED as of this 10th day of January, 2017.

GRANTOR:

HILLWOOD APARTMENTS, LLC, a
Georgia limited liability company

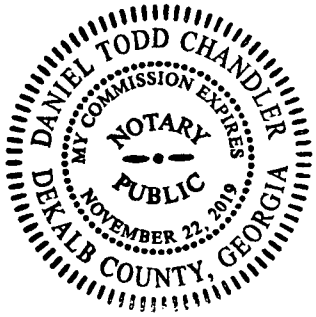
By:_____
Daniel J. Malino,
Vice President

STATE OF GEORGIA
COUNTY OF FULTON

Before me the undersigned Notary Public within and for the State and County aforesaid, personally appeared Daniel J. Malino, with whom I am personally acquainted (or who proved to me upon the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself to be the Vice President of Hillwood Apartments, LLC, the within grantor, a limited liability company, and that he/she in such capacity being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself in such capacity.

WITNESS my hand and seal at office, this 16TH day of December, 2016.

Daniel Todd Chandler
Notary Public
My Commission Expires: 11/22/19



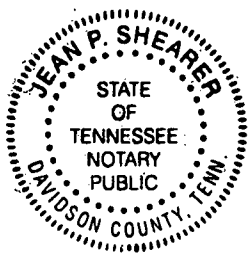
STATE OF TENNESSEEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $23,400,000.00.

AFFIANT:

Melanie M. Hurt

Subscribed and sworn to before me, this the 5th day of January, 2017.



Jean P. Shearer
NOTARY PUBLIC
My Commission Expires: 7-3-17

EXHIBIT "A"

Legal Description

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows: Beginning at an existing iron rod on the northerly right-of-way line of Charlotte Pike at a corner common with Tract "A" Wiggins Plaza of record in Plat Book 4860, Page 81; Thence leaving the northerly right-of-way line of Charlotte Pike, 70 feet in width, with the easterly lot line of said Tract "A", North 45 deg 17 min 04 sec West, 343.71 feet to an existing iron rod; Thence beginning with the southerly lot line of Tract "A" and then with the southerly property line of Ulax Estates, Inc. of record in Book 7753, Page 398, North 42 deg 05 min 42 sec East, 149.73 feet to an existing iron rod on the southwest corner of Lot 1, Mount Hickory Subdivision of record in Plat Book 4175, Page 47; Thence with the southerly lot line of said Lot 1, Mount Hickory Subdivision for the following four calls: 1) North 49 deg 30 min 19 sec East, 431.85 feet to an existing iron rod, 2) North 48 deg 21 min 18 sec East, 305.11 feet to an existing concrete monument, 3) North 51 deg 31 min 20 sec West, 42.85 feet to an existing iron rod, 4) North 54 deg 21 min 00 sec East, 90.00 feet to an existing iron rod at a corner common with Lots 834 and 835, Charlotte Park, Section 22 of record in Plat Book 3700, Page 67; Thence with the southerly property line of said Charlotte Park, Section 22 for the following four calls: 1) South 45 deg 50 min 28 sec East, 121.59 feet to an existing concrete monument, 2) North 80 deg 49 min 00 sec East, 245.24 feet to an existing concrete monument, 3) North 66 deg 18 min 06 sec East, 255.66 feet to an existing iron rod, 4) North 06 deg 27 min 54 sec West, 122.00 feet to an existing iron rod on the southerly right-of-way line of Wilclay Drive, 50 feet in width; Thence with the southerly right-of-way line of Wilclay Drive for the following four calls: 1) North 83 deg 32 min 06 sec East, 101.90 feet to an iron rod set, 2) With a curve to the right having a radius of 145.30 feet, a curve length of 127.60 feet and a chord bearing and distance of South 71 deg 18 min 25 sec East, 123.54 feet to an iron rod set, 3) South 46 deg 08 min 56 sec East, 25.53 feet to an existing iron rod, 4) With a radius return to Charlotte Pike having a radius of 25.00 feet, a curve length of 39.54 feet and a chord bearing and distance of South 00 deg 50 min 22 sec East, 35.55 feet to an existing iron rod on the northerly right-of-way line of Charlotte Pike; Thence with the northerly right-of-way line of Charlotte Pike for the following six calls: 1) With a curve to the right having a radius of 2827.50 feet, a curve length of 39.61 feet and a chord bearing and distance South 44 deg 52 min 37 sec West, 39.61 feet to an existing iron rod, 2) South 49 deg 13 min 15 sec West, 140.39 feet to an existing iron rod, 3) With a curve to the right having a radius of 3712.50 feet, a curve length of 673.27 feet and a chord bearing and distance of South 53 deg 55 min 43 sec West 672.36 feet to an existing iron rod, 4) With a curve to the left having a radius of 1950 feet, a curve length of 432.80 feet and a chord bearing and distance South 52 deg 45 min 58 sec West, 431.90 feet to an existing iron rod, 5) With a curve to the left having a radius of 1945 feet, a curve length of 169.17 feet and a chord bearing and distance of South 43 deg 54 min 54 sec West, 169.11 feet to an existing railroad spike, 6) South 41 deg 25 min 26 sec West, 151.37 feet to the point of beginning, containing 455,381 square feet or 10.454 acres more or less.

Being the same property conveyed to Hillwood Apartments, LLC by Special Warranty Deed dated June 20, 2014 of record in Instrument 20140624-0055249 in the Davidson County Register of Deeds Office.

EXHIBIT "B"
PERMITTED ENCUMBRANCES

1. 10' public utility easement as set forth per Plat Book 3700, Page 67, Register's Office for Davidson County, Tennessee.
2. Declaration of Covenants, Conditions and Restrictions of record in Book 7688, Page 527 and Book 7810, Page 182, said Register's Office.
3. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 4288, Page 224; Book 4306, Page 211; Book 5016, Page 898; Book 5069, Page 569; Book 5069, Page 572; and Book 5069, Page 584, said Register's Office.
4. Grant of Overhead Line Easement of record in Book 10273, Page 129, said Register's Office.
5. Deed of Conveyance of record in Book 10623, Page 899, said Register's Office.
6. Non-Exclusive Easement Agreement of record in Book 10812, Page 371, said Register's Office.
7. Easement granted to the City of Nashville acting by and through the Electric Power Board of record in Book 2703, Page 78, said Register's Office.
8. Matters that would be revealed by a current survey of the Property.
9. Rights of residential tenants, as tenants only, in possession under un-recorded residential leases
10. County of Davidson taxes for the year 2017 and subsequent years, a lien not yet ascertainable, due or payable.
11. Grant of Easement of record in Instrument No. 20150619-0059016, Register's Office for Davidson County, Tennessee.