This instrument was prepared by:

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

After recording return to:

Chicago Title Insurance Company
Attn: Douglas M. Atkins
2701 Emerywood Parkway, Suite 200
Richmond, Virginia 23294

BILL GARRETT, Davidson County
Trans:T20170032858 DEEDWARRSP
Recvd: 04/19/17 10:38 6 pgs
Fees:33.00 Taxes:53650.00
20170419-0038224

Address of New Owners as follows:	**Send Tax Bills to:**	**Map/Parcel Numbers:**
Lee Apts, LLC. 4535 Harding Pike, Suite 309 Nashville, Tennessee 37205	Lee Apts, LLC. 4535 Harding Pike, Suite 309 Nashville, Tennessee 37205	09215018000

SPECIAL WARRANTY DEED

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

THAT **LEE APARTMENTS, LLC**, a Delaware 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 **LEE APTS, LLC.**, a Tennessee limited liability company ("**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:

Lee Apts, LLC.
4535 Harding Pike, Suite 309
Nashville, Tennessee 37205

[Signature on Next Page]

EXECUTED this 12th day of April, 2017.

GRANTOR:

LEE APARTMENTS, LLC, a Delaware limited liability company

By: _____
Daniel J. Malino,
Vice President

STATE OF GEORGIA
COUNTY OF ~~FULTON~~ DeKalb

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 Lee 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 27th day of March, 2017.

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

DANIEL TODD CHANDLER
NOTARY PUBLIC
DEKALB COUNTY, GEORGIA
MY COMMISSION EXPIRES
NOVEMBER 22, 2019

STATE OF TENNESSEEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $14,500,000.00.

AFFIANT:

Subscribed and sworn to before me, this the 2 day of April, 2017.

Heather Calvin

NOTARY PUBLIC
My Commission Expires: 11/5/18

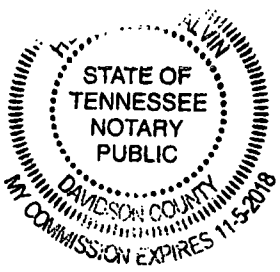


EXHIBIT "A"

Legal Description

A certain tract or parcel of land In Davidson County, Tennessee, described as follows:

Beginning at an existing iron rod on the Northerly margin of Hayes Street, said Iron rod being 150.0 feet, more or less, west along said margin from the westerly margin of Twenty-First Avenue North;

Thence with the Northerly margin of Hayes Street, South 59 degrees 00 minutes 47 seconds West, 300.00 feet to an existing iron rod; Thence, leaving said margin, with the Easterly line of Lot No. 12 in the name of the JJB Properties, LLC of record in Deed Instrument No. 201403260024824, R.O.D.C. and O.I.C. Homes at Hayes Street, as of record in Deed Instrument No. 201403260024827, R.O.D.C., North 30 degrees 56 minutes 26 seconds West, 124.33 feet to a point in the Southerly margin of Alley No. 379;

Thence, with said alley, North 46 degrees 19 minutes 11 seconds East, 256.08 feet to an existing railroad spike;

Thence, continuing with said alley, North 59 degrees 07 minutes 36 seconds, East, 49.93 feet to a railroad spike;

Thence leaving said alley with the West line of 21st Plaza Partners of record in Deed Book 7474, Page 716, R.O.D.C., South 31 degrees 02 minutes 03 seconds East, 180.50 feet to the point of beginning, containing 47,123 square feet or 1.08 acres, more or less.

Being the same property conveyed to Lee Apartments, LLC, a Delaware limited liability company by Deeds from Lee Apartments Tennessee, LLC, a Delaware limited liability company dated November 20, 2014, and recorded on November 24, 2014 in instrument No. 20141124-0108264 and Instrument No. 20141124-0108265.

EXHIBIT "B"
PERMITTED ENCUMBRANCES

1. Matters that would be revealed by a current survey of the Property.

2. Rights of residential tenants, as tenants only, in possession under un-recorded residential leases.

3. County of Davidson taxes for the year 2017 and subsequent years, a lien not yet ascertainable, due or payable.

4. Multifamily Deed of Trust, Absolute Assignment of Leases and Rents and Security Agreement by Lee Apartments, LLC, trustor, to Frank Alvstad, trustee, for the benefit of Capital One Multifamily Finance, LLC, beneficiary, dated November 20, 2014, of record as Instrument Number 20141124-0108266, Register's Office for Davidson County, Tennessee, as affected by that certain Assignment of Security Instrument to Federal Home Loan Mortgage Corporation of record in Instrument Number 20141217-0115357, said Register's Office, as affected by that certain Assignment of Multifamily Deed of Trust, Absolute Assignment of Leases and Rents and Security Agreement to Citibank, N.A., as Trustee for the Registered Holders of Barclays Commercial Mortgage Securities LLC, Multifamily Mortgage Pass-Through Certificates, Series 2015-K453, of record in Instrument Number 20150311-0020773, said Register's Office, and as affected by that certain Assumption Agreement dated on or about the date hereof and recorded in said Register's Office on or about the date hereof.