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:T20170032870 DEEDWARRSP
Recvd: 04/19/17 10:46 6 pgs
Fees:33.00 Taxes:33300.00
20170419-0038235

After recording return to:

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

Address of New Owners as follows:	**Send Tax Bills to:**	**Map/Parcel Numbers:**
Blackstone Apts, LLC. 4535 Harding Pike, Suite 309 Nashville, Tennessee 37205	Blackstone Apts, LLC. 4535 Harding Pike, Suite 309 Nashville, Tennessee 37205	10406001200 10406001300 10406002900

SPECIAL WARRANTY DEED

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

THAT **BLACKSTONE 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 **BLACKSTONE 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:

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

[Signature on Next Page]

EXECUTED this 12th day of April, 2017.

GRANTOR:

BLACKSTONE APARTMENTS, LLC, a Delaware limited liability company

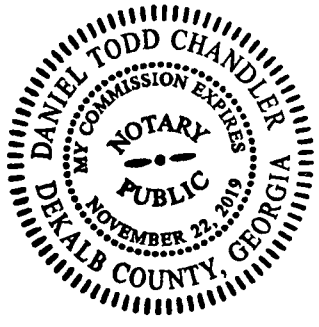
By: _____
Daniel J. Malino,
Vice President

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 Blackstone 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.

_____
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 $9,000,000.00.

AFFIANT:

Subscribed and sworn to before me, this the 7 day of April, 2017.

NOTARY PUBLIC
My Commission Expires: 11/5/18

HEATHER R. CALVIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2018

EXHIBIT "A"

Legal Description

Being a tract of land lying in Davidson County, Tennessee, also known as Parcels 12, 13 and 29 on Metro Map 104-6 and being part of Lot 1 and Lot 9 on the Plan of West End Park, as of record in Book 161, Page 47, as revised in Book 421, Page 82, at the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron rod on the southerly right-of-way line of Fairmont Drive at a corner common with Blackstone West L.P. as of record in Deed Book 8891, Page 819, at said Register's Office;

Thence with southerly right-of-way line of Fairmont Drive, North 42 deg. 43 min 14 sec. East 100.66 feet to an existing pk nail;

Thence North 53 deg. 21 min. 41 sec. East 60.95 feet to an existing iron rod at the intersection of the southerly right-of-way line of Fairmont Drive and the westerly right-of-way line of Acklen Park Drive;

Thence, with the westerly right-of-way line of Acklen Park Drive along a curve to the right with an arc length of 66.11 feet, the radius of which is 47.13 feet, the central angle which is 80 deg. 22 min. 23 sec, the chord of which is South 87 deg. 00 min. 47 sec. East, 60.82 feet to an iron rod set;

Thence South 47 deg. 04 min. 36 sec. East, 282.40 feet to an iron rod set at the westerly right-of-way line of Acklen Park Drive and the northerly right-of-way line of Park Drive;

Thence with the northerly right-of-way line of Park Drive along a curve to the right with an arc length of 72.99, the radius of which is 50.00 feet, the central angle which is 83 deg. 38 min. 14 sec, the chord of which is South 05 deg. 15 min. 29 sec. East, 66.68 feet to an existing iron rod;

Thence South 36 deg. 33 min, 38 sec. West, 55.62 feet to an existing iron rod at a corner common with 3310 West End, LLC as of record In Deed Instrument No. 20000620061399, at said Register's Office;

Thence leaving the northerly right-of-way line of Park Drive with the easterly property line of 3310 West End, LLC, North 47 deg. 23 min. 45 sec West, 202.99 feet to an existing iron rod;

Thence South 42 deg, 38 min. 47 sec. West, 99.94 feet to an existing pk nail on a stone wall, at a comer common with said Blackstone West, L.P.;

Thence the easterly property line of Blackstone West, L.P., North 46 deg. 44 min. 02 sec. West, 193.08 feet to the point of beginning, containing 56,823 square feet (1.30 acres more or less).

Being the same property conveyed to Blackstone Apartments, LLC, a Delaware limited liability company by Deeds from Blackstone TN, LLC, a Tennessee limited liability company dated November 20,2014, and recorded on November 24, 2014, in Instrument No. 20141124-0107960 and Instrument No. 20141124-0107961.

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 Blackstone 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 20141124-0107962, 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 20141124-0107963, 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 20150311-0020758, 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.

5. Agreement and Declaration of Restrictive Covenants of Record in Book 7358, Page 1, said Register's Office.

6. Grant of Easement of record in Instrument No. 20121114-0104685, said Register's Office.