When Recorded Return To:
Heather Townsend
National Commercial Services
First American Title Insurance Company
Six Concourse Parkway, Ste. 2000
Atlanta, GA 30328
File No: NCS 840066

This instrument prepared by:

Justice K. Barber, Esq
Seyfarth Shaw LLP
1075 Peachtree Street, NE
Suite 2500
Atlanta, Georgia 30309

Davidson County DEEDWARRSP
Recvd: 06/14/17 11:34 8 pgs
Fees:43.00 Taxes:4810.00
20170614-0059689

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 13th day of June, 2017, by and between Bell Road, L.P., a Tennessee limited partnership ("Grantor") and Oxford Brentwood Apartments LLC, a Georgia limited liability company ("Grantee");

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee, described as follows (the "Property"):

See Exhibit A for Legal Description

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances, estate, title, interest and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its heirs, successors and assigns, in fee simple forever.

Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the aforesaid real estate; that it has good right to sell and convey the same; that the same is unencumbered, except for those items shown on Exhibit B attached hereto and made a part hereof.

Grantor covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the Property and quiet possession thereto to Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE PAGES FOLLOW]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

WITNESS the signature of the Grantor the day and year first above written.

BELL ROAD, L.P.

By: BELL ROAD ASSOCIATES, INC., its General Partner

By: William H. Cammack
William H. Cammack, President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared WILLIAM H. CAMMACK, with whom I am personally acquainted (or proved to me to be on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of BELL ROAD ASSOCIATES, INC., the General Partner of BELL ROAD, L.P., the within named bargainor, a Tennessee limited partnership, and that he as such President, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of the partnership by himself as such President.

WITNESS my hand and Official Seal at office, this 2nd day of June, 2017.

Annette Mayes
Notary Public

My Commission Expires Jan. 4, 2021.

ANNETTE MAYES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires Jan. 4, 2021

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

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 $1,300,000.00.

AFFIANT WILLIAM H. CAMMACK

Subscribed and sworn to before me this 2nd day of June, 2017.

Notary Public

My Commission Expires Jan 4, 2021

ANNETTE MAYES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires Jan. 4, 2021

Tax Parcel Numbers: 16200011800 and 16200012000

Tax Notices to:

c/o Oxford Properties, LLC
Oxford Brentwood Apartments LLC
3284 Northside Parkway
Suite 150 (Mailbox #8)
Atlanta, Georgia 30327

Name and Address of
New Owner:

c/o Oxford Properties, LLC
Oxford Brentwood Apartments LLC
3284 Northside Parkway
Suite 150 (Mailbox #8)
Atlanta, Georgia 30327

EXHIBIT A

PARCEL ONE:

Being a parcel of land lying in Council District 31 of Davidson County, Tennessee, on the Bell Road, LP property (Tax Map 162 Parcel 118) as recorded in Deed Book 9522, Page 946, being part of Tract 5 in said deed, in the Register's Office of Davidson County, Tennessee (R.O.D.C.) and being more particularly described as follows:

Beginning at a set ½" iron rebar with GS&P cap (N:624,392.127 E:1,766,791.820) in the south right-of-way line of Bell Road and being a common corner with the Millwood Housing Partners, LLC property (Tax Map 162 Parcel 250) as recorded in Instrument No: 20150610-0054755 (R.O.D.C.), thence with the said right-of-way, the following three (3) calls and distances:

1. A curve to the right, having a radius of 1592.92 feet, a chord bearing and distance of North 88 Degrees 17 Minutes 32 Seconds East, 739.22 feet, and an arc length of 746.02 feet to a point;
2. South 75 Degrees 37 Minutes 15 Seconds East, a distance of 203.89 feet to a point;
3. South 74 Degrees 56 Minutes 35 Seconds East, a distance of 31.43 feet to a point being the northwest corner of the Kristi L. Warren property (Tax Map 162 Parcel 119), as recorded in Deed Book 11150 Page 631 (R.O.D.C.);

Thence with the Warren line, the following two (2) calls and distances:

1. South 12 Degrees 08 Minutes 52 Seconds West, a distance of 289.66 feet to a found ½" iron rebar – no cap;
2. South 74 Degrees 50 Minutes 10 Seconds East, a distance of 150.00 feet to a found ½" iron rebar – no cap, point being the southeast corner of the Warren property, a common corner with Parcel 118 and also a common corner with the Bell Road, LP property (Tax Map 162 Parcel 120) as recorded in Deed Book 9522, Page 946 (R.O.D.C.), being a part of Tract 1 in said deed;

Thence, South 12 Degrees 08 Minutes 52 Seconds West, a distance of 82.67 feet to a point being the southeast corner of Parcel 118 and point being on the northerly boundary line of the Millwood Housing Partners, LLC property;

Thence, continuing along with said line, the following four (4) calls and distances:

1. North 85 Degrees 52 Minutes 30 Seconds West, a distance of 346.66 feet to a set ½" iron rebar with GS&P cap;
2. South 12 Degrees 34 Minutes 35 Seconds West, a distance of 204.48 feet to a set ½" iron rebar with GS&P cap;
3. North 87 Degrees 17 Minutes 59 Seconds West, a distance of 664.27 feet to a set ½" iron rebar with GS&P cap;

4. North 2 Degrees 01 Minutes 42 Seconds East, a distance of 583.70 feet back to the Point of Beginning.

The above described land area contains by description 558,809 SqFt (12.83 Acres) more or less.

Bearing and distances given hereon are based upon an ALTA/NSPS survey performed by Gresham, Smith and Partners, dated May 10, 2016. Land description prepared by Mike Kindred and checked by Gregory K. Gurney, R.L.S. #2916, Gresham, Smith and Partners.

Being part of the same property conveyed to Bell Road, L.P., a Tennessee limited partnership from James I. Vance Berry, as Trustee, by Deed of record in Deed Book 9522, Page 946 in the Register's Office of Davidson County, Tennessee, being part of Tract 5 in said deed.

PARCEL TWO:

Being a parcel of land lying in Council District 31 of Davidson County, Tennessee, on the Bell Road, LP property (Tax Map 162 Parcel 120) as recorded in Deed Book 9522, Page 946, being part of Tract 1 in said deed, in the Register's Office of Davidson County, Tennessee (R.O.D.C.) and being more particularly described as follows:

Beginning at a point (N:624,316.117 E:1,767,903.324) in the south right-of-way line of Bell Road and being the northwest corner of said property and the northeast corner of the Kristi L. Warren property (Tax Map 162 Parcel 119) as recorded in Deed Book 11150, Page 631 (R.O.D.C.); thence with the said right-of-way line, the following two (2) calls and distances:

1. South 74 Degrees 24 Minutes 50 Seconds East, a distance of 452.13 feet to a point;
2. South 73 Degrees 28 Minutes 17 Seconds East for 733.93 feet to a point of curve and point of intersection of the western right-of-way line of Blue Hole Road;

Thence with the western right of way line of Blue Hole Road, the following five (5) calls and distances:

1. A curve to the right, with a radius of 30.00 feet, a chord bearing and distance of South 26 Degrees 27 Minutes 50 Seconds East, 44.55 feet, and an arc length of 50.21 feet to a point;
2. South 21 Degrees 29 Minutes 10 Seconds West for 107.39 feet to a point;
3. South 14 Degrees 51 Minutes 20 Seconds West for 251.67 feet to a point;
4. South 21 Degrees 29 Minutes 10 Seconds West for 72.27 feet to a point;
5. Thence with a curve to the Right having a radius of 935.00 feet, a chord bearing and distance of South 23 Degrees 23 Minutes 31 Seconds West, 62.19 feet, and an arc length of 62.20 feet to a found 5/8" iron rebar – no cap, being the southeast

corner of Parcel 120 and the northeast corner of the Millwood Housing Partners, LLC property (Tax Map 162 Parcel 250) as recorded in Instrument No: 20150610-0054755 (R.O.D.C.);

Thence, with the northerly line of the Millwood Housing property, the following two (2) calls and distances:

1. North 65 Degrees 28 Minutes 02 Seconds West, a distance of 1131.68 feet to a set ½" iron rebar with GS&P cap;
2. North 85 Degrees 52 Minutes 30 Seconds West, a distance of 52.91 feet to a point, being the southwest corner of Parcel 120 and the southeast corner of the Bell Road, LP property (Tax Map 162 Parcel 118) as recorded in Deed Book 9522, Page 946 (R.O.D.C.), being part of Tract 5 in said deed;

Thence, with the westerly line of Parcel 120, North 12 Degrees 08 Minutes 52 Seconds East, passing through a found ½" iron rebar – no cap, being the southeast corner of the Warren property, at a distance of 82.67 feet and continuing with said line for a distance of 289.65 feet, for a total distance of 372.32 feet back to the Point of Beginning.

The above described land area contains by description 528,018 SqFt (12.12 Acres) more or less.

Bearing and distances given hereon are based upon an ALTA/NSPS survey performed by Gresham, Smith and Partners, dated May 10, 2016. Land description prepared by Mike Kindred and checked by Gregory K. Gurney, R.L.S. #2916, Gresham, Smith and Partners.

Being part of the same property conveyed to Bell Road, L.P., a Tennessee limited partnership from James I. Vance Berry, as Trustee, by Deed of record in Deed Book 9522, Page 946 in the Register's Office of Davidson County, Tennessee, being part of Tract 1 in said deed.

EXHIBIT B

1. Taxes and assessments for the year 2017 and subsequent years, not yet due and payable.

2. Easements contained in deed of record in Book 7838, page 934, in the Register's Office for Davidson County, Tennessee.

3. Permanent Easement of record in Book 7945, page 831, in the Register's Office for Davidson County, Tennessee.

4. Access Easement and Construction and Utility Easement Agreement by and between Bell Road, L.P. and ML Tennessee Apartments LP, of record in Book 10226, Page 715, in the Register's Office of Davidson County, Tennessee.

5. Agreement for Multi-Family Unit Allocation and Deceleration Land Dedication of record in Book 10226, page 727, in the Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10796, page 70, in the Register's Office for Davidson County, Tennessee.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10796, page 74, in the Register's Office for Davidson County, Tennessee.

8. Declaration of Drainage Easement of record in Instrument No. 2000111160125961, in the Register's Office for Davidson County, Tennessee.

9. Matters shown on that ALTA/NSPS survey made by Gregory K. Gurney, TN RLS 2916, for Gresham Smith & Partners, dated May 23, 2017, last revised June 2, 2017.

True Copy Certification

I, Heather Townsend, do hereby make oath that I am a licensed attorney and/or 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.

Heather Townsend
Signature

State of Georgia

County of Fulton

Personally appeared before me, Deborah Lynn Goodman, a notary public for this county and state, Fulton County, Georgia who acknowledges that this Heather Townsend's certification of an electronic document is true and correct and whose signature I have witnessed.

Deborah Lynn Goodman
Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper):

