This instrument prepared by and return to:
Butler Snow LLP
Attention: Geoffrey Hirsch
6075 Poplar Avenue, Suite 500
Memphis, TN 38119-0102
(901) 680-7200

After recording return to:
Cottonwood Residential O.P., LP
6340 South 3000 East, Suite 500
Salt Lake City, UT 84121
Attn: Gregg Christensen

Bill Garrett Davidson County
Batch# 22918 DEEDWARRSP
11/06/2017 03:40:30 PM 7 pgs
Fees: $38.00 Taxes: $4,656.28
20171106-0114144

Tax Parcel Number: Parcels 65 & 180 on Tax Map 162

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT, **BRENTRIDGE SPE-1, LLC**, a Delaware limited liability company (the "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration in hand paid to Grantor by **CW BRENTRIDGE 1031, LLC**, a Delaware limited liability company ("Grantee"), whose mailing address is 6340 South 3000 East, Suite 500, Salt Lake City, Utah 84121, the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee a 4.21% undivided interest in that certain real property being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes, together with all improvements, structures and fixtures situated thereon (collectively, the "Property").

TO HAVE AND TO HOLD the Property, together with all and singular the rights, and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

[signatures on following pages]

IN WITNESS WHEREOF, this instrument has been executed as of (but not necessarily on) this ___ day of July 24/17, 2017.

GRANTOR:

BRENTRIDGE SPE-1, LLC
a Delaware limited liability company,

By: The Rosemarie Parr Living Trust, Member

By: Rosemarie Parr
Name: Rosemarie Parr
Title: Trustee

STATE OF _____)
COUNTY OF _____) ss.

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Rosemarie Parr with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself/herself to be the Trustee of The Rosemarie Parr Living Trust, which is the Sole Member of Brentridge SPE-1, LLC, the within named maker or a constituent of the maker, and that he/she as such Trustee of the Sole Member being authorized to do so by the maker or by its constituent, the constituent being authorized by the maker, executed the foregoing instrument for the purposes therein contained, by signing the name of the maker or its constituent by himself/herself as Sole Member.

Witness my hand and official seal at office, this _____ day of _____, 2017, A.D.

_____
Notary Public

My Commission expires:_____

[Exhibit B]

See Attached
A.M. Notary Public 7/24/17

CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT
(CALIFORNIA CIVIL CODE § 1189)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

On July 24, 2017 (Date) before me, Avnik Maleky, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Rosemarie Parr,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(~~ies~~), and that by ~~his/her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

AVNIK MALEKY
Commission # 2115995
Notary Public - California
Los Angeles County
My Comm. Expires Jun 18, 2019

Signature of Notary Public (Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: — Document Date: —

Number of Pages: — Signer(~~s~~) Other Than Named Above: —

Additional Information: —

revision date 01/01/2015

See Attached
A.M. Notary Public 7/24/17

201711060114144

(FOR RECORDING DATA ONLY)

Property Address:
1500 Brentridge Dr
Antioch, TN 37013

Property Owner:
Brentridge SPE-1, LLC
Rosemarie Parr
1214 North Screenland Dr. #A
Burbank, CA 91505

Ward, Block & Parcel Number:
Tax Map 162 Parcels 65 and 180

Mail tax bills to: (Person or Agency responsible for payment of taxes)
Cottonwood Brentridge H, LLC
6340 South 3000 East, Suite 500
Salt Lake City, Utah 84121

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 $ 1,258,452.99, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Rosemarie Parr
Affiant

Subscribed and sworn to before me this _____ day of _____, 2017.

_____
Notary Public

My Commission Expires:
_____

[Exhibit B]

See Attached
A. M. Notary Public 7/24/17

CALIFORNIA JURAT

(CALIFORNIA GOVERNMENT CODE § 8202)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

Subscribed and sworn to (or affirmed) before me on this 24th day of July, 2017
by Rosemarie Parr, proved to me on the basis of
(Name of Signer(s))
satisfactory evidence to be the person(s) who appeared before me.

Signature of Notary Public

(Notary Seal)

AVNIK MALEKY
Commission # 2115995
Notary Public - California
Los Angeles County
My Comm. Expires Jun 18, 2019

ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Additional Information: _____

See Attached

A.M. Notary Public 7/24/2017

revision date 01/01/2015

Exhibit A

LEGAL

LAND in Davidson County, Tennessee, being Lot No. 1, Phase I and Lot No. 1, Phase II, on the Plan of Subdivision for Brentridge, as shown on plat appearing of record in Plat Book 6250, page 576, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

DERIVATIONS

Being part of the same property conveyed to Brentridge SPE-1, LLC, an undivided 4.210% tenant in common interest, Brentridge SPE-3, LLC, an undivided 1.605% tenant in common interest, and Brentridge SPE-4, LLC, an undivided 1.605% tenant in common interest by Warranty Deed dated 02/12/2008 from Brentridge TIC, LLC, a Delaware limited liability company of record in Instrument 200802270019211, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Julie Read, do hereby make oath that I am 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.

Julie Read

State of TENNESSEE
County of RUTHERFORD

Personally appeared before me, Sandra S. Jackson, a notary public for this county and state, Julie Read, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 08/17/2019

SANDRA S. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY