Prepared by and after recordation, return to:
Morris, Manning & Martin, L.L.P.
1600 Atlanta Financial Center
3343 Peachtree Road, NE
Atlanta, Georgia 30326
Attention: Marc R. Bulson, Esq.

Bill Garrett Davidson County
Batch# 30491 DEEDWARRSP
11/28/2017 09:54:30 AM 9 pgs
Fees: $48.00 Taxes: $93,980.00
20171128-0121095

New Owner's Address:
c/o BREIT Steadfast MF JV LP
345 Park Avenue
New York, New York 10154
Attention: _____

Send Tax Bills To:
c/o BREIT Steadfast MF JV LP
345 Park Avenue
New York, New York 10154

Map Parcel No.
14711003000
14711013600

SPECIAL WARRANTY DEED

SIR AUDUBON PARK, LLC, a Delaware limited liability company (herein "**Grantor**") for and in consideration of the sum of $10 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby sell, transfer and convey unto BREIT STEADFAST MF AUDUBON TN LLC, a Delaware limited liability company ("**Grantee**"), certain real property located in the City of Nashville, Davidson County, State of Tennessee, fully described in Exhibit A hereto, together with all and singular rights, titles, tenements, hereditaments, appurtenances and interests belonging or in any way appurtenant thereto (collectively, the "**Property**").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in Exhibit B hereto, to the extent the same are validly existing and applicable to the Property (collectively, the "**Permitted Encumbrances**").

Being the same property conveyed to Grantor by deed of record as Instrument No. 20131227-0130466 and Instrument No. 20131227-0130467, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 600 Whispering Hills Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, and its successors and assigns in fee simple forever, and Grantor does hereby covenant that it is lawfully seized and possessed of said real property; that it has full power and lawful authority to sell and convey same; and the Grantor will forever warrant and defend the title to the real property herein conveyed against all persons claiming the same from, through or under it, but not further or otherwise.

(Signature page follows)

01288 - 7111

EXECUTED as of November 15, 2017.
and dated

SIR AUDUBON PARK, LLC,
a Delaware limited liability company

By: Steadfast Income Advisor, LLC,
a Delaware limited liability company
Its Manager

By: _____
Name: Ella S. Neyland
Its: President

STATE OF _____)
) ss.
COUNTY OF _____)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ella S. Neyland with whom I am personally acquainted (or proved to me to be on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President of Steadfast Income Advisor, LLC, a Delaware limited liability company, which is the Manager of SIR AUDUBON PARK, LLC, a Delaware limited liability company, the within named bargainor, and that she as such President, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of said limited liability company in its capacity as Manager of SIR AUDUBON PARK, LLC.

WITNESS my hand and Official Seal at office, this _____ day of _____, 2017.

SEE ATTACHED
Notary Public

My Commission Expires _____. [Affix Notary Seal]

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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)
ss
County of ORANGE)

On November 13, 2017, before me, Mary L. Kelly, Notary Public, personally appeared Ella S. Neyland, 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.

MARY L. KELLY
Notary Public - California
Orange County
Commission # 2161761
My Comm. Expires Aug 28, 2020

WITNESS my hand and official seal.

Signature of Notary Public

***

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $25,400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

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

SEE ATTACHED
Notary Public

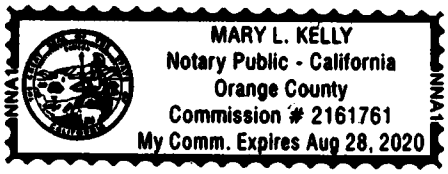
My Commission Expires _____. [Affix Notary Seal]

Exhibit A – Legal Description
Exhibit B – Permitted Encumbrances

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 ORANGE

Subscribed and sworn to (or affirmed) before me on this 13th day of November, 2017, by Ella S. Neyland, proved to me on the basis of satisfactory evidence to be the person~~(s)~~ who appeared before me.



Signature

EXHIBIT A

(Legal Description)

Parcel 1:
A tract of land in the First Civil District of Nashville, Davidson County, Tennessee, bounded on the South by Leeanne Drive and on the West by Whispering Hills Dr. more particularly described as follows:

Beginning, at a concrete monument on the Northerly margin of Leeanne Drive and the Southwest corner of Lot 428 of Whispering Hills Subdivision Section 11-C, as recorded in Plat Book 2663, Page 67, R.O.D.C., Tennessee: Thence, with the Northerly margin of Leeanne Drive Westerly around a curve to the left 181.91 feet, said curve having a radius of 522.00 feet, a central angle of 19°58' 00", a tangent of 91 feet and a chord bearing and distance of N 60° 17' 00" W, 180.99 feet to a concrete monument; Thence, N 70°16'00" W, 165.01 feet to a concrete monument the beginning of a return radius to the right for Whispering Hills Drive; Thence, around a curve to the right 38.96 feet, said curve having a radius of 25.00 feet, a central angle of 89°18'00", a Tangent of 24.70 feet and a chord bearing and distance of N 25°37'00" W, 35.14 feet to a concrete monument: Thence, with Whispering Hills Drive N 19°02'00" E, 112.00 feet to a concrete monument, the beginning of a curve to the left; Thence, around a curve to the left 548.41 feet, said curve having a radius of 985.00 feet, a central angle of 31°54'00', a tangent of 281.51 feet and a chord bearing and distance of N 03°05'00" E. 541.35 feet to an iron pin, the Southwest corner of Lot 57, Park view Estates, Section 1, Book 3300, Page 87, R.O.D.C., Tennessee: Thence, with the Southerly line of said Lot 57. N 77°08'00" E. 151.90 feet to an iron pin on the Westerly line of Parkview Estates, Section III; Thence, S 13°44'00" W, 12.80 feet to a concrete monument: Thence, following the Southerly boundary of Parkview Section III, S 65°30'00" E. 74.35 feet to a concrete monument: Thence, S 83°10'00" E. 197.10 feet to a concrete monument; Thence, S 84°45'00" E. 151.61 feet to a concrete monument: Thence S 71°45'00" E, passing a concrete monument at 95.00 feet, a total distance of 173.26 feet to a point; Thence, S 58°38'00" E. 198.74 feet to a concrete monument in the West line of Tennessee Equity Fund L.P. of record in Book 9302, Page 247, R.O.D.C. line S 12°03'00" W. 109.56 feet to an iron pin at the base of a fence corner post: Thence S 33°05'00" W, 70.00 feet Thence, N 56°55'00" W 104.59 feet to a point :Thence, S 26°14'00" W, 246.82 feet to a point: Thence, N 63°46'00" W, 99.00 feet to a point: Thence, S 26°14'00" W, 144.68 feet to a point; Thence, N 66°02'00" W, 87.00 feet to a point: Thence. S 19°53'00" W, 108.57 feet to a concrete monument; Thence, S 37°29'00"W, 171.74 feet to the point of beginning.

Parcel 2:

A tract of land in the First Civil District of Nashville, Davidson County, Tennessee, bounded on the Southeast by Northcrest Drive located South of Nolensville Road and West of Cotton Lane, more particularly described as follows:

Beginning, at a concrete monument on the Northerly margin of Northcrest drive at the Southeasterly corner of Lot 442, Whispering Hills Section 11-C, Book 2663, Page 66 and 67, R.O.D.C., Tennessee; Thence, with the boundary of said subdivision and around a curve to the left 37.34 feet, said curve having a radius of 25.00 feet, a central angle of 85°34'14", a tangent of 23.14 feet and a chord bearing and distance of N 20°43'07" E. 33.96 feet to a concrete monument; Thence, N 22°04'00" W, 24.00 feet to a concrete monument; Thence, with a curve to the left 117.05 feet, said curve having a radius of 401.97 feet, a central angle of 16°41'00", a tangent of 58.94 feet and a chord bearing and distance of N 30°24'30" W, 116.63 feet to a concrete monument; Thence, continuing with said subdivision S 55°06'

00" W, 159.10 feet to a concrete monument: Thence. S 87°35'00" W, 184.00 feet to a concrete monument; Thence. Continuing with said subdivision N 83°01'00" W, 347.40 feet to a concrete monument: Thence, N 55°30'00" W, 186.20 feet to a concrete monument Thence, N 45°00'00" W, 193.58 feet to a concrete monument, the Northwesterly corner of Lot 428 of said subdivision: Thence, leaving said subdivision N 19°53'00" E, 108.57 feet to a point; Thence, S 66°02'00" E, 87.00 feet to a point; Thence, N 26°14'00" E, 144.68 feet to a point; Thence, S 63°46'00" E, 99.00 feet to a point: Thence, N 26°14' 00" E, 246.82 feet to a point; Thence, S 56°55'00" E, 104.59 feet to a point; Thence, N 33°05'00" E, 70.00 feet to a fence corner post in the Southwesterly corner of Tennessee Equity Fund, L.P. as of record in Book 9302, Page 247, R.O.D.C.; Thence, with Tennessee Equity Fund, L.P. South line, N 79°30'00" E, 330.41 feet to a point; thence. S 16°15'00" E, 140.00 feet to a point; Thence, S 55°11'00" E, 205.00 feet to a point; Thence, S 34°49'00" W, 98.66 feet to a point: Thence, S 38°25'00" E, 37.50 feet to a point; Thence, S 51°35'00" W, 114.00 feet to a point; Thence, S 38°25'00" E, 175.56 feet to a point; Thence, S 62°44'00" E, 101.78 feet to a concrete monument: Thence, S 13°13'00" E, 114.00 feet to a concrete monument on the Northerly margin of Northcrest Drive; Thence, with Northcrest Drive and with a curve to the left having a radius of 617.40 feet and a central angle of 13°16'33", 143.08 feet to the point of beginning.

Being the same property conveyed to Sir Audubon Park, LLC, a Delaware Limited Liability Company by Special Warranty Deed dated 12/27/2013 from PE Audubon, GP, a Tennessee General Partnership of record in Instrument 201312270130466, Register's Office for Davidson County, Tennessee.

EXHIBIT B

(Permitted Encumbrances)

1. County of Davidson taxes and for the year 2017 and subsequent years, not yet due and payable.

2. Rights of tenants in possession, as tenants only, pursuant to written, but unrecorded, unexpired leases without rights or options to purchase all or any portion of the land.

3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto.

4. Grant of Easement of record in Instrument 200811250115438, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument 200910080093814, said Register's Office.

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