Bill Garrett Davidson County
Batch# 54659 DEEDWARRSP
02/02/2018 02:59:30 PM 8 pgs
Fees: $43.00 Taxes: $53,650.00
20180202-0010984

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.

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

Send Tax Bills To:
c/o BREIT Steadfast MF JV LP
233 South Wacker Drive, Suite 4200
Chicago, IL 60606
Attention: Mark Murman

Map Parcel No.
Map 161, Parcel 50.00

SPECIAL WARRANTY DEED

SIR KEYSTONE, 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 KEYSTONE 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 in Instrument No. 20121231-0120811 and 20121231-0120812, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 5360 Edmondson Pike, Nashville, Tennessee.

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)

EXECUTED as of January 31, 2018.

SIR KEYSTONE, LLC, a Delaware limited liability company

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

By: Ella S Neyland
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 KEYSTONE, 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 KEYSTONE, LLC.

WITNESS my hand and Official Seal at office, this _____ day of _____, 2018.

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 January 25, 2018, 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.



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 $14,500,000.00, 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 _____, 2018.

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 25th day of January, 2018, 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)

Land in Davidson County, Tennessee being known on the Plan of Keystone Farms Subdivision of record in Plat Book 9700, page 256 and on the Revision of the Plan of Keystone Farms of record in Instrument No. 200003090024175, Register's Office for Davidson County, Tennessee and being more fully described as follows:

Commencing at the southwesterly terminus of Huntington Parkway and the southwesterly margin of Edmondson; Thence with the southeasterly margin of Edmondson Pike, South 03 degrees 36 minutes 50 seconds West, 405.80 feet to a concrete monument, thence, South 89 degrees 04 minutes 01 seconds East, 12.01 feet to a concrete monument being at the point of beginning of the following described parcel of property; Thence, leaving said margin of Edmondson Pike, South 89 degrees 04 minutes 01 seconds East, 484.00 feet to an iron pin; Thence, South 77 degrees 42 minutes 00 seconds East, 444.30 feet to an iron pin; Thence South 10 degrees 37 minutes 00 seconds West, 424.16 feet to a concrete monument; Thence North 79 degrees 23 minutes 00 seconds West, 70.00 feet to a concrete monument; Thence South 10 degrees 37 minutes 00 seconds West, 70.00 feet to a concrete monument; Thence, South 79 degrees 23 minutes 00 seconds East, 70.00 feet to a concrete monument; Thence South 10 degrees 37 minutes 00 seconds West, 60.34 feet to an iron pin; Thence, North 70 degrees 39 minutes 05 seconds West, 888.77 feet to a concrete monument, said monument being in the southeasterly margin of Edmondson Pike; Thence, with said margin of Edmondson Pike, North 03 degrees 36 minutes 50 seconds East, 353.79 feet to the point of beginning, containing 9.7142 acres (423,149 square feet).

Being the same property conveyed to SIR Keystone, LLC, a Delaware limited liability company by Special Warranty Deed of record in Instrument No. 20121231-0120811 and Quit Claim Deed of record in instrument 20121231-0120812, Register's Office of Davidson County, Tennessee.

Map 161, Parcel 50.00

EXHIBIT B

(Permitted Encumbrances)

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

2. 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, whether or not appearing in the Public Records.

3. The following matter as set forth per Book 9700, Page 256, Instrument 200003090024175, said Register's Office: (i) 20' Sanitary Sewer Easement.

4. Grant of Transmission Line Easement of record in Book 2335, Page 224, said Register's Office.

5. Contract for Sewer Easement of record in Book 6954, Page 924, said Register's Office as affected by Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 6954, Page 933, said Register's Office.

6. Easement of record in Book 7412, Page 47, said Register's Office.

7. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main and Appurtenances of record in Book 8217, Page 295, said Register's Office.

8. Stormwater Detention Agreement of record in Book 11186, Page 776, said Register's Office.

9. Grant of Easement made by and between Comcast of Nashville I, LLC and Sir Keystone, LLC dated November 20, 2013 and recorded in Instrument 201409020079898, said Register's Office.

10. Rights of residential tenants in possession, as tenants only pursuant to written, but unrecorded, unexpired leases in effect as of the Date of Policy without right or options to purchase all or any portion of the land.

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