FROM: West Nashville Multifamily Partners, LLC, a Delaware limited liability company
TO: Apex Apartments Partnership, a Tennessee general partnership

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
Apex Apartments Partnership 4535 Harding Road Suite 309 Nashville, Tennessee 37205	(same)	Map 102-4 Parcel 126

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Nashville City Center, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-8966

Bill Garrett Davidson County
Batch# 63684 DEEDWARRSP
03/01/2018 08:15:05 AM 4 pgs
Fees: $23.00 Taxes: $52,725.00
20180301-0019005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Fourteen Million Two Hundred Fifty Thousand and No/100 Dollars ($14,250,000.00).

Affiant

Subscribed and sworn to before me, this the 27th day of February, 2018.

Notary Public

My Comm. Expires: 7-8-19

DEBRA K. KING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **WEST NASHVILLE MULTIFAMILY PARTNERS, LLC**, a Delaware limited liability company, hereinafter called "**GRANTOR**", has bargained and sold, and by these presents does transfer and convey unto **APEX APARTMENTS PARTNERSHIP**, a Tennessee general partnership, hereinafter called "**GRANTEE**", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit (the "**Property**"):

Being a tract of land in Nashville, Davidson County, Tennessee, fronting on Premier Drive and being bounded on the southeast and on the southwest by Mount Hickory Subdivision, of record in Plat Book 4175, page 47, Register's Office of Davidson County, Tennessee, more particularly described as follows:

Beginning at a concrete monument on the southerly margin of Premier Drive and being a westerly corner to the aforementioned Mount Hickory Subdivision and being 222.2 feet, westerly along the southerly margin of Premier Drive, from the centerline of Wilclay Drive;

Thence, with lines common with Mount Hickory Subdivision the following:

S 47 deg. 55' 49" E, 416.59 feet to a drill rod corner;

S 44 deg. 10' 28" W, 458.10 feet to a point on the northeasterly line of the Ulax Estates, I property as of record in Deed Book 7753, page 398;

Thence, N 50 deg. 01' 08" W, 271.95 feet to a point:

Thence, S 46 deg. 39' 54" W, 392.56 feet to an iron pin, passing a concrete monument at 112.67 feet;

Thence, with line common with the Stor-N-Lok West property as of record in the Register's Office under barcode QCO200001100002857, N 45 deg. 36' 43" W, 128.83 feet to an iron pin on the southerly margin of Premier Drive;

Thence, with Premier Drive, N 44 deg. 13' 40" E, 854.39 feet to the point of beginning. Containing 246,976 square feet or 5.670 acres.

Being the same property conveyed to West Nashville Multifamily Partners, LLC, a Delaware limited liability company, by deed from Stephen C. Baker, Substitute Trustee, of record as Instrument No. 20161230-0137445, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. Rights and claims of parties in possession.

2. Any matters a true and accurate survey of the Property would reveal.

3. General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 102-04-0-126.00.

4. Easement of record in Book 4367, page 856, said Register's Office.

This is improved property commonly known as Apex Nashville West Apartments, 6565 Premier Drive, Nashville, Davidson County, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant

specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever 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 PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 28 day of February, 2018.

GRANTOR:

WEST NASHVILLE MULTIFAMILY PARTNERS, LLC, a Delaware limited liability company

By: _____
Name: Gavan D. White
Title: Authorized Officer

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Gavan D. White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Authorized Officer of **WEST NASHVILLE MULTIFAMILY PARTNERS, LLC**, a Delaware limited liability company, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the foregoing entity.

Witness my hand and seal, this the 28 day of February, 2018.

_____
NOTARY PUBLIC

My Commission Expires: 1-24-21

KIMBERLY SWAYZE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY