NAME AND ADDRESS OF NEW OWNER:
NXRT Cedar Pointe, LLC
c/o Highland Capital Management
300 Crescent Court, Suite 700
Dallas, Texas 75201

SEND TAX NOTICES TO:
New Owner

THIS INSTRUMENT PREPARED BY:
Jaffe, Raitt, Heuer & Weiss, P.C.
27777 Franklin Road
Southfield, Michigan 48034

Map & Parcel No.: 163 00 0 321.00

Bill Garrett Davidson County
Batch# 134227 DEEDWARRSP
08/28/2018 02:39:30 PM 8 pgs
Fees: $43.00 Taxes: $98,050.00
20180828-0085320

After recording return to:
Calloway Title & Escrow, LLC
David W. Dudley 7-01041
4170 Ashford Dunwoody Rd. Ste. 525
Atlanta, Georgia 30319

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("**Deed**") is made effective as of August 27, 2018 by and between **Cedar Pointe Properties, LTD (L.P.)**, a Georgia limited partnership, as GRANTOR (collectively, the "**Grantor**") and **NXRT Cedar Pointe, LLC**, a Delaware limited liability company, as GRANTEE (the "**Grantee**").

W I T N E S S E T H:

That, for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, subject to the reservations, terms, conditions, and provisions set forth below, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto the said Grantee the following described real property (the "**Property**"):

See **Exhibit A** attached.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE; subject, however, to the matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference (the "**Permitted Exceptions**").

AND THE GRANTOR, subject to and except for the terms and reservations set forth below and the Permitted Exceptions, will warrant and forever defend the right, title, and interest to the Property unto the Grantee against the claims of the Grantor and all others claiming by, through or under the Grantor, but none others.

[*Remainder of Page Intentionally Left Blank*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed and its seal affixed by its member(s), manager(s) or corporate officer(s) duly authorized and acting on its behalf on the date first above written.

GRANTOR:

Cedar Pointe Properties, LTD (L.P.),
a Georgia limited partnership

By: Whitney Cedar, LLC,
a Tennessee limited liability company
its general partner

By: Cedar Pointe Investment, LLC,
a Georgia limited liability company
its manager

By: Wharton Nashville MF, LLC,
a Delaware limited liability company
its manager

By: Wharton Nashville MF Advisors, LLC,
a Delaware limited liability company
its manager

By: _____
Peter C. Lewis
Authorized Signatory

STATE OF NEW YORK)
) ss.:
COUNTY OF NEW YORK)

On the 22nd day of August, 2018, before me, the undersigned, personally appeared Peter C. Lewis as Authorized Signatory of Wharton Nashville MF Advisors, LLC, the manager of Cedar Pointe Investment, LLC, the manager of Whitney Cedar, LLC, the general partner of Cedar Pointe Properties, LTD (L.P.), personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person or entity upon behalf of which the individual acted, executed the instrument.

Signature and Office of individual taking acknowledgment

_____

ILAINA SPERLING
NOTARY PUBLIC-STATE OF NEW YORK
NO. 01SP6255354
QUALIFIED IN NEW YORK COUNTY
MY COMMISSION EXPIRES 02-06-2020

STATE OF TEXAS)
) ss.:
COUNTY OF DALLAS)

The actual consideration or value, whichever is greater, for this transfer is $26,500,000.00.

AFFIANT—Grantee

NXRT CEDAR POINTE, LLC,
a Delaware limited liability company

By: _____
Name: Matt McGraner
Title: Authorized Signatory

Subscribed and sworn to before me on
this 22 day of August, 2018.

_____
Notary Public

[Affix Notarial Seal]

SARAH ASHLEY BELL
Notary ID # 130183004
My Commission Expires
April 8, 2019

My Commission Expires: 4/8/19

4190052.v2

EXHIBIT A

LEGAL DESCRIPTION

Cedar Pointe Apartments: Tract #1

Being a tract of land lying in the 32nd Councilmanic District of Antioch, Davidson County, Tennessee. Said tract lies on Northerly margin of Bell Road, along the Southerly margin of Interstate 24, and being a portion of Lot 1 – Parcel 73, Cedar Pointe as recorded in Plat Book 6250, Page 475, Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Commencing from a point at the intersection of the Northerly margin of Cane Ridge Road and the Easterly margin of Bell Road; thence 1555' more or less, west along said Easterly margin of Bell Road to the True Point of Beginning;

Thence, continuing along said margin of Bell Road, South 82°05'59" West, 347.24 feet to a point;

Thence, leaving said margin, North 19°06'02" West, 80.89 feet to a point;

Thence, North 37°26'24" West, 110.22 feet to a point;

Thence, North 24°09'42" West, 199.34 feet to a point;

Thence, with a curve to the right, having a central angle of 29°50'14", a radius of 600.62 feet, and a distance of 312.78 feet to a point;

Thence, North 05°43'27" East, 88.97 feet to a point;

Thence, with a curve to the right, having a central angle of 75°59'57", a radius of 371.18 feet, and a distance of 492.35 feet to a point;

Thence, North 11°12'03" East, 180.00 feet to a point;

Thence, South 78°38'28" East, 175.00 feet to a point;

Thence, North 18°42'32" East, 110.02 feet to a point;

Thence, North 23°16'19" West, 402.56 feet to a point along the Southerly margin of Interstate 24;

Thence, along said margin of Interstate 24, South 57°47'26" East, 639.12 feet to a point;

Thence, leaving said margin, South 32°12'25" West, 85.00 feet to a point;

Thence, South 57°44'20" East, 45.59 feet to a point;

Thence, South 03°32'55" West, 56.01 feet to a point;

Thence, South 41°36'15" East, 91.00 feet to a point;

Thence, South 00°31'17" East, 202.68 feet to a point;

Thence, South 48°31'18" West, 110.00 feet to a point;

Thence, South 89°59'57" West, 75.34 feet to a point;

Thence, with a curve to the left, having a central angle of 02°52'54", a radius of 691.21 feet, and a distance of 34.76 feet to a point;

Thence, with a curve to the right, having a central angle of 61°01'44", a radius of 184.85 feet, and a distance of 196.90 feet to a point;

Thence, South 81°11'35" West, 240.86 feet to a point;

Thence, with a curve to the left, having a central angle of 75°29'40", a radius of 43.95 feet, and a distance of 57.91 feet to a point;

Thence, South 05°41'35" West, 35.00 feet to a point;

Thence, with a curve to the left, having a central angle of 29°50'03", a radius of 215.62 feet, and a distance of 112.27 feet to a point;

Thence, South 24°08'25" East, 370.01 feet to a point;

Thence, South 07°54'04" East, 119.03 feet to the True Point of Beginning for said tract and containing 783,593.98 square feet or 17.99 acres.

Cedar Pointe Apartments: Tract #2

An Access and Utility Easement conveyed by Wilson S. Manning and wife, Arline H. Manning to Cedar Pointe Properties, Ltd., a Georgia limited partnership, by instrument dated April 22, 1987 and recorded in Book 7211, Page 161, in the Register's Office for Davidson County, Tennessee, over a tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee being more particularly described as follows:

Being a tract of land lying in the 32nd Councilmanic District of Antioch, Davidson County, Tennessee. Said tract lies on Northerly margin of Bell Road, along the Southerly margin of Interstate 24, and being a portion of Lot 1 – Parcel 73, Cedar Pointe as recorded in Plat Book 6250, Page 475, Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Commencing from a point at the intersection of the Northerly margin of Cane Ridge Road and the Easterly margin of Bell Road; thence 1555' more or less, west along said Easterly margin of Bell Road; Thence, North 07°54'04" West, 119.03 feet to a point; Thence, North 24°08'25" West, 370.01 feet to a point; Thence, with a curve to the right, having a central angle of 29°50'03", a radius of 215.62 feet, and a distance of 112.27 feet to a point; Thence, North 05°41'35" East, 35.00 feet to a point; Thence, with a curve to the right, having a central angle of 75°29'40", a radius of 43.95 feet, and a distance of 57.91 feet to a point; Thence, North 81°11'35" East, 240.86 feet to a point; Thence, with a curve to the left, having a central angle of 61°01'44", a radius of 184.85 feet, and a distance of 196.90 feet to a point; Thence, with a curve to the right, having a central angle of 02°52'54", a radius of 691.21 feet, and a distance of 34.76 feet to a point; Thence, South 89°59'57" East, 75.34 feet to a point; Thence, North 48°31'18" East, 110.00 feet to a point; Thence, North 00°31'15" West, 112.52 feet to the True Point of Beginning;

Thence, North 00°31'17" West, 61.36 feet to a point;

Thence, North 54°03'46" East, 60.09 feet to a point on the Westerly margin of Cane Ridge Road;

Thence, with said margin of Cane Ridge Road, South 48°07'20" East, 51.16 feet to a point;

Thence, leaving said margin, South 54°03'46" West, 106.45 feet to the True Point of Beginning for said tract and containing 4,164.12 square feet or 0.10 acres.

This being the same property as conveyed by that certain Deed from Sanbury Corporation, a Georgia corporation to Cedar Pointe Properties, Ltd., a Georgia limited partnership, recorded in Book 6747, Page 392 in the Register of Deeds office for Davidson, County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2018 and subsequent years.
2. Rights of tenants in possession of the Property as of the date hereof, as tenants only, under unrecorded residential leases.
3. Riparian rights of others in and to the uninterrupted flow of the waters of Collins Creek.
4. Unrecorded Lease to National Advertising Company.
5. Controlled access highway limitation on abutting Interstate Highway No. 24 which is a limited access way with rights of access limited to those points designated by the Department of Transportation of Tennessee.
6. Easement from Robert McDowell, Bruce Purcell, et al to First Suburban Water Utility District of Davidson County, Tennessee (Radnor Water District), a municipal corporation, dated June 10, 1968, filed for record August 30, 1968 at 10:55 a.m., recorded in Book 4264, Page 899, in the Register of Deeds in Davidson County, Tennessee.
7. Easement as contained in that certain Warranty Deed from W. W Carper to Department of Highways and Public Works, dated November 21, 1958, filed for record December 3, 1958 at 4:50 p.m., recorded in Book 2857, Page 59, aforesaid Records.
8. Easement as contained in that certain Warranty Deed form W. W. Snyder, Connie O. Snyder and Hazel M. Snyder to Department of Highways and Public Works, dated April 16, 1965, filed for record May 4, 1965 at 3:25 p.m., recorded in Book 3887, Page 285, aforesaid Records.
9. Storm Water Detention Agreement by and between Cedar Pointe Properties, Ltd. and The Metropolitan Government of Nashville and Davidson County, dated May 1988, filed for record May 27, 1988 at 2:08 p.m., recorded in Book 7556, Page 63, aforesaid Records.
10. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage from Wilson S. Manning and Arlene H. Manning to Metropolitan Government of Nashville and Davidson County, Tennessee, dated March 3, 1987, filed for record March 17, 1987 at 1:48 p.m., recorded in Book 7170, Page 839, aforesaid Records.
11. Grading, Slope and Landscape Easement by and between Cedar Pointe Properties, Ltd., a Georgia limited partnership and Trion Bell Ridge Associates, L.P., a Tennessee limited partnership, dated November 8, 1988, filed for record November 30, 1988 at 11:50 a.m., recorded in Book 7715, Page 17, aforesaid Records.
12. Easements as contained in that certain Deed of Conveyance from Cedar Pointe Properties, Ltd. to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, dated June 28, 1988, filed for record January 10, 1989 at 12:56 p.m., recorded in Book 7748, Page 428, aforesaid Records.
13. Service Agreement with Protection 1 as evidenced by that certain Memorandum of Lease by and between Cedar Pointe Properties LTD and Network Multifamily Corporation (now Protection 1), dated February 13, 2002, filed for record October 22, 2003 at 9:18 a.m., recorded in Instrument No. 20031022-0155808, aforesaid Records.
14. Grant of Easement by and between Comcast of Nashville I, LLC and Cedar Pointe Properties, Ltd., dated July 1, 2012, filed for record November 14, 2012 at 9:45 a.m., recorded in Instrument No. 20121114-0104694, aforesaid Records.
15. Terms, conditions and obligations as contained in that certain Access and Utility Easement

from Wilson S. Manning and Arline H. Manning to Cedar Pointe Properties, Ltd., a Georgia limited partnership, dated April 22, 1987, filed for record April 22, 1987 at 10:50 a.m., recorded in Book 7211, Page 161, aforesaid Records.

16. Reservation of easements as contained in that certain Warranty Deed from Sanbury Corporation, a Georgia corporation to Cedar Pointe Properties, Ltd., a Georgia limited partnership, dated December 23, 1985, filed for record December 27, 1985 at 2:50 p.m., recorded in Book 6747, Page 392, aforesaid Records.

17. All those matters as disclosed by that certain plat recorded in Plat Book 6250, Page 475, aforesaid Records.

18. All matters shown on ALTA/ACSM Land Title Survey by David P. Brackman of Brackman Land Surveying dated December 16, 2016, last revised January 31, 2017:
    a) Wire fence,
    b) Billboard,
    c) Power and telephone lines,
    d) Approximate location of 100 year flood line,
    e) Gas lines.
    f) Sewer lines, and
    g) Encroachment of portion of asphalt drive at Cane Ridge Road.

I, David W. Dudley, 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.

Signature

State of Georgia

County of Dekalb

Personally appeared before me, Darryl Fred Tumlin Jr., a notary public for this county and state, David W. Dudley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Darryl Fred Tumlin Jr.

Notary's Signature

MY COMMISSION EXPIRES: 09-03-2019

Notary's Seal (If on paper)

