FROM: **Twelve South Flats, LLC**, a Tennessee limited liability company
TO: **TriBridge Co-Invest 47, LLC**, a Georgia limited liability company
TG Twelve South TIC, LLC, a Delaware limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
TriBridge Co-Invest 47, LLC TG Twelve South TIC, LLC c/o TriBridge Residential, LLC 100 Peachtree Street NW, Suite 1400 Atlanta, GA 30303	(same)	Map 105-13 Parcel 210

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Philip F. Head, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

Karen Y Johnson Davidson County
Batch# 164514 DEEDWARRSP
11/21/2018 03:00:44 PM 4 pgs
Fees: $23.00 Taxes: $104,525.00
20181121-0114801

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Twenty-Eight Million Two Hundred Fifty Thousand and No/100ths Dollars ($28,250,000.00).

AL FRAZIER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Affiant

Subscribed and sworn to before me this the 21st day of November, 2018.

Notary Public

My Comm. Expires: 2/24/22

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 **TWELVE SOUTH FLATS, LLC**, a Tennessee limited liability company, f/k/a Hill Southeast, LLC, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **TRIBRIDGE CO-INVEST 47, LLC**, a Georgia limited liability company, its successors and assigns, an undivided 28.50% interest as a tenant-in-common, hereinafter called "Co-Invest 47" and **TG TWELVE SOUTH TIC, LLC**, a Delaware limited liability company, its successors and assigns, an undivided 71.50% interest as a tenant-in-common, hereinafter called "TG TIC" and collectively with Co-Invest 47, "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"):

Land in Davidson County, Tennessee, being Lot(s) l, as shown on the map entitled Consolidated Plat filed for Metro Map 105-13, Parcels 206, 207 and 210, Twelfth Avenue South, of record in Instrument No. 20121005-0091275, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Hill Southeast, LLC, by deed from Sharon M. Burkeen and Spouse Wayne T. Burkeen, of record in Instrument No. 20111221-0099863 and Instrument No. 20111221-0099864, dated December 20, 2011 and by deed from Pioneer Properties, a Tennessee general partnership, of record in Instrument No. 20120228-0017276 dated February 27, 2012, said Register's Office. Hill Southeast, LLC having changed its name to Twelve South Flats, LLC a Tennessee limited liability company, by Articles of Amendment to Articles of Organization, of record is Instrument No. 20120313-0021558 said Registers Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below (without reimposing the same) (the "**Permitted Exceptions**"):

1. Rights of tenants in possession, as tenants only, pursuant to written, but unrecorded, unexpired leases as of the date hereof, without rights or options to purchase the Property.

2. General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 105-13-0-210.00.

3. Those matters shown on the Plan of record in Instrument No. 20121005-0091275, said Register's Office.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of Record in Instrument No. 20120423-0034155, said Register's Office.

5. Those matters shown on that certain ALTA/NSPS Land Title Survey by Michael J. Charette, Tenn. RLS No. 2048, with Cherry Land Surveying, Inc., dated September 25, 2018, last revised November 12, 2018.

This is improved property known as 12 South Flats Apartments, 2310 12th Avenue South, Nashville, Davidson County, Tennessee 37204.

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 Permitted Exceptions), 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 21 day of November, 2018.

GRANTOR:

TWELVE SOUTH FLATS, LLC,
a Tennessee limited liability company

By: Hill Southeast, LLC,
a Tennessee limited liability company
Its: Manager

By: SEV 12th South, LLC,
a Tennessee limited liability company
Its: Manager

By: _____
Cameron W. Sorenson, President

STATE OF DAVIDSON)

COUNTY OF TENNESSEE)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Cameron W. Sorenson, 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 President of SEV 12th South, LLC, the Manager of Hill Southeast, LLC, the Manager of Twelve South Flats, LLC, a Tennessee 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 14th day of November, 2018.

_____
NOTARY PUBLIC

My Commission Expires: 5-8-2022

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2022