SPECIAL WARRANTY DEED

Prepared by:
Gregg T. Christensen, Esq.
Cottonwood Residential
6340 S. 3000 E., Ste. 500
Salt Lake City, UT 84121
Attn: Legal

Record and Return to:
Michael B. Denberg, Esq.
Saul Ewing Arnstein & Lehr LLP
200 E. Las Olas Blvd., Suite 1000
Ft. Lauderdale, FL 33301

Karen Y Johnson Davidson County
Batch# 182728 DEEDWARRSP
01/10/2019 03:43:30 PM 7 pgs
Fees: $38.00 Taxes: $146,150.00
20190110-0002911

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 4th day of January, 2019, by and between **Cottonwood Brentridge H, LLC and CW Brentridge 1031, LLC both Delaware limited liability companies** (collectively, the "**Grantor**"), and **Allegro on Bell LP, a Delaware limited partnership** (hereinafter referred to as the "**Grantee**") (the words "Grantor" and "Grantee" to include their respective heirs, successors, legal representatives and assigns where the context requires or permits);

W I T N E S S E T H, That:

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, 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 that certain tract or parcel of land described on **Exhibit A**, attached hereto and incorporated herein by this reference (hereinafter referred to as the "**Property**"), together with all improvements thereon, subject to and without warranty as to those certain matters set forth and described on **Exhibit B** attached hereto and incorporated herein by this reference (hereinafter referred to as the "**Permitted Exceptions**"). This being the same real estate conveyed to Grantor by Instrument Numbers 201507130067907 thru 201507130067916, 201609230100679 thru 201609230100683, 201711060114144 thru 201711060114151, 201711070114227 thru 201711070114234, all in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

AND GRANTOR will warrant and forever defend the right and title to the Property unto Grantee, its heirs, successors, legal representatives and assigns, against the claims of all persons claiming through or under Grantor, (other than a claim arising out of the Permitted Exceptions), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed under seal as of the day and year first above written.

GRANTOR:

COTTONWOOD BRENTRIDGE H, LLC, a Delaware limited liability company

By: _____
Name: Gregg Christensen
Title: Executive Vice President

Date: 1/4/2019

CW BRENTRIDGE 1031, LLC, a Delaware limited liability company

By: _____
Name: Gregg Christensen
Title: Executive Vice President

Date: 1/4/2019

STATE OF UTAH
COUNTY OF SALT LAKE

Before me, the undersigned, of the state and county aforesaid, personally appeared, Gregg Christensen with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Executive Vice President of Cottonwood Brentridge H, LLC and CW Brentridge 1031, LLC, both Delaware limited liability companies, the named Grantor, and that he as such Executive Vice President, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office this 21 day of December, 2018.

Notary Public
My Commission Expires: 7-9-2021



NEW OWNER ADDRESS:
Allegro at Bell LP
c/o American Landmark
4890 W. Kennedy Blvd., Suite 240
Tampa, FL 33609
Mail Tax Notices to: Same as above.

Tax Parcel Nos. 162-00-0-065.00 and
162-00-0-180.00

Property Address: 1500 Brentridge Drive, Antioch, TN 37073

AFFIDAVIT OF VALUE

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

I, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $39,500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Allegro on Bell LP,
a Delaware limited partnership

By: Allegro on Bell GP LLC,
a Delaware limited liability company,
its general partner

By: _____
Joseph G. Lubeck, President

SUBSCRIBED AND SWORN TO before me this 26 day of December, 2018 by Joseph G. Lubeck, as President of Allegro on Bell LP LLC, a Delaware limited liability company, general partner of Allegro on Bell LP, a Delaware limited partnership on behalf of said company.

Geraldine Carpenito
Notary Public, State of Florida

Geraldine Carpenito
Print Name of Notary

My commission expires:

GERALDINE CARPENITO
MY COMMISSION # FF977390
EXPIRES April 12, 2020
(407) 398-0153 FloridaNotaryService.com

27461257.2

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1, Phase I and Lot No. 1, Phase II, on the Plan of Subdivision for BRENTRIDGE, as shown on Plat appearing of record in Plat Book 6250, page 576, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Exceptions

1. Taxes and assessments for the year 2019 and subsequent years, not yet due and payable.

2. Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights expedited in (a) or (b) appear in the Public Records or as shown in the these permitted exceptions.

3. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et. seq., a lien not currently due and payable.

4. Easement, terms and conditions contained in Storm Water Detention Agreement recorded August 14, 1985 in Book 6629, Page 735, Register's Office for Davidson County, Tennessee.

5. Permanent Drainage Easements of record in Special Warranty Deed recorded November 29, 1990 in Book 8245, Page 675, Register's Office for Davidson County, Tennessee

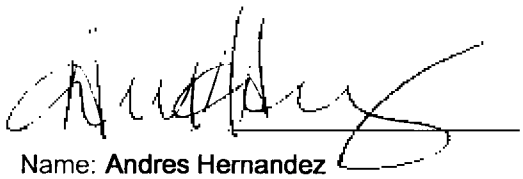
6. Easements, setback lines and an Emergency Use Access Ramp as set forth per Plat Book 6250, Page 576, Register's Office for Davidson County, Tennessee.

7. ALTA/NSPS Survey made by Randall Freeman, TN RLS #2478 of Landco, L.P. dated November 2, 2018, last updated on November 16, 2018 under Job No. 18-7750 shows the following matters: (A) Timber wall is 12.5' across property line; and (B) Asphalt parking and dumpster pad are 17.5' across property line.

8. Rights of tenants in possession under prior unrecorded residential leases as shown in that certain rent roll delivered by Grantor to Grantee on or about the date hereof, which leases do not contain an option to purchase or right of first refusal.

Certificate of Authenticity

I, Andres Hernandez, do hereby make an 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.



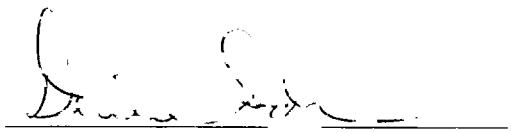
Name: **Andres Hernandez**

Company: **Sutton Land Title Agency, LLC**

Title: **National Title Coordinator**

STATE OF NEW YORK
COUNTY OF Nassau

Personally appeared before me, Denise Schneider, a notary public for this county and state, Andres Hernandez who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Denise Schneider

My Commission Expires: **03/25/2022**

Denise Schneider
Notary Public, State of New York
No. 01SC6071833
Qualified in Nassau County
Commission Expires March 25, 2022