Karen Johnson Davidson County
Batch# 237743 DEEDWARR
06/03/2019 01:38:30 PM 6 pgs
Fees: $33.00 Taxes: $146,150.00
20190603-0052621

THIS INSTRUMENT PREPARED BY:	ADDRESS NEW OWNER:	PROPERTY ADDRESS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.:
Robert G. Boyle, Jr., Esq. Kaplan Voekler Cunningham & Frank, PLC 1401 East Cary Street Richmond, VA 23219 WHEN RECORDED RETURN TO: c/o Morgan Properties 160 Clubhouse Road King of Prussia, PA 19406	121 Hickory Trace Drive, Nashville, TN 37211	121 Hickory Trace Drive, Nashville, TN 37211	c/o Morgan Properties 160 Clubhouse Road King of Prussia, PA 19406	161 00 0 169.00

LIMITED WARRANTY DEED

THIS INDENTURE, is made effective this 30 day of May, 2019, by and between BR NASHVILLE STONEBROOK, DST, a Delaware statutory trust (hereinafter "**Grantor**"), and STONEBROOK APARTMENTS (NASHVILLE) OWNER LLC, a Delaware limited liability company (hereinafter "**Grantee**").

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, and the successors, legal representatives and assigns of Grantee, all that tract or parcel of land lying and being in the County of Davidson, State of Tennessee, to-wit:

> All of that certain real estate described in **Exhibit "A"** attached hereto and incorporated herein by this reference (the "**Property**").

This conveyance is made subject to and with the benefit of all matters of record affecting the Property, including, without limitation, those permitted exceptions shown on **Exhibit "B"** attached hereto and incorporated herein by reference.

This is improved property known as The Residences at Stonebrook, Nashville, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all of the appurtenances, estate, title and interest thereunto belonging unto Grantee, its successors and assigns forever, in fee simple.

Grantor does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set out; and Grantor does further bind itself to warrant and forever defend the title to the aforesaid real estate to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[REST OF PAGE LEFT INTENTIONALLY BLANK - SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this indenture to be executed by and through its duly authorized representative on the day and year first above written.

BR NASHVILLE STONEBROOK, DST,
a Delaware statutory trust

By: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee
Its: Trustee

By: _____
Name: Jason B. Hill
Title: Assistant Vice President

STATE OF Delaware)
) SS
COUNTY OF New Castle)

On the 28th day of May, in the year 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Jason B. Hill, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

ARIANA JUNE MAGUIRE
NOTARY PUBLIC, STATE OF DELAWARE
MY COMMISSION EXPIRES SEPTEMBER 11, 2019

_____
Notary Public

Name: Ariana June Maguire
Address: 500 Delaware Ave, 11th Floor
Wilmington DE 19801

My Commission Expires: September 11, 2019

AFFIDAVIT OF CONSIDERATION OR VALUE

The actual consideration or true value, whichever is greater, for this transfer is $ 39,500,000.00.

AFFIANT:

STONEBROOK APARTMENTS (NASHVILLE) OWNER LLC,
a Delaware limited liability company

By: _____
Name: Jason Morgan
Title: Vice President

SUBSCRIBED AND SWORN TO before me this 22nd day of May, 2019.

_____
Notary Public

[SEAL]

My Commission Expires: _____

Commonwealth of Pennsylvania - Notary Seal
SHELDON BENDER, Notary Public
Philadelphia County
My Commission Expires June 11, 2022
Commission Number 1009993

Commonwealth of Pennsylvania - Notary Seal
SHELDON BENDER, Notary Public
Philadelphia County
My Commission Expires June 11, 2022
Commission Number 1009993

Limited Warranty Deed

EXHIBIT "A"
TO
LIMITED WARRANTY DEED

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED ON THE NORTHERLY MARGIN OF OLD HICKORY BOULEVARD WEST OF NOLENSVILLE ROAD, BEING LOT NO. 1 AS SHOWN ON THE PLAN OF BRENTWOOD EAST PROPERTY OF RECORD IN PLAT BOOK 4860, PAGE 53, REGISTER'S OFFICE OF DAVIDSON COUNTY ("**R.O.D.C.**") AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF OLD HICKORY BOULEVARD AT THE WEST END OF THE RETURN AT THE INTERSECTION OF OLD HICKORY BOULEVARD AND HICKORY PLAZA DRIVE;

THENCE WITH THE NORTHERLY MARGIN OF OLD HICKORY BOULEVARD, N81°17'52"W, 893.33 FEET TO A POINT;

THENCE, WITH A CURVE CONCAVE TO THE NORTH HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 30.00 FEET AND A CHORD OF N36°17'52"W, 42.43 FEET FOR AN ARC LENGTH OF 47.12 FEET TO A POINT IN THE EASTERLY LINE OF LOT NO. 1, HICKORY VILLA ESTATES OF RECORD IN PLAT BOOK 5800, PAGE 269, R.O.D.C.;

THENCE, WITH SAID LOT NO. 1, N08°42'08"E, 345.00 FEET TO AN IRON PIN;

THENCE, WITH THE EASTERLY LINE OF HICKORY VIEW APARTMENTS OF RECORD IN PLAT BOOK 5190, PAGE 506, R.O.D.C., N48°58'52"E, 988.42 FEET TO AN IRON PIN;

THENCE N05°15'20"E, 119.67 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF HICKORY VIEW DRIVE;

THENCE, WITH SAID MARGIN, S84°32'12"E, 293.24 FEET TO A POINT;

THENCE, WITH A CURVE CONCAVE TO THE SOUTH HAVING A CENTRAL ANGLE OF 93°21'47", A RADIUS OF 25.00 FEET AND A CHORD OF S37°51'19"E, 36.98 FEET FOR AN ARC LENGTH OF 40.74 FEET TO A POINT IN THE WESTERLY MARGIN OF HICKORY PLAZE DRIVE;

THENCE, WITH SAID MARGIN, S08°49'35"W, 1215.21 FEET TO A POINT;

THENCE, WITH A CURVE CONCAVE TO THE WEST HAVING A CENTRAL ANGLE OF 89°52'33", A RADIUS OF 25.00 FEET AND A CHORD OF S53°45'51"W, 35.32 FEET FOR AN ARC LENGTH OF 39.22 FEET TO THE POINT OF BEGINNNING.

THIS BEING THE SAME REAL ESTATE CONVEYED TO BR NASHVILLE STONEBROOK, DST BY LIMITED WARRANTY DEED OF RECORD UNDER INSTRUMENT NUMBER 20120105-0001134, R.O.D.C.

EXHIBIT "B"
TO
LIMITED WARRANTY DEED

PERMITTED EXCEPTONS

1. The rights of tenants, as tenants only, under the leases for the Property;

2. The lien of all ad valorem real estate taxes and assessments not yet due and payable;

3. Local, state, and federal laws, ordinances or governmental regulations, including but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Property;

4. Right of Way dedication, minimum building setback lines and 20' public utility easement as shown on the Plat of record in Plat Book 4860, Page 53, in the Register's Office, Davidson County, Tennessee ("**Register's Office**");

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in Book 4956, Page 465 in the Register's Office;

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in Book 4979, Page 23 in the Register's Office;

7. Deed of Conveyance of Sewer Lines of record in Book 5002, Page 393, in the Register's Office;

8. Grant of Easement of record in Instrument No. 20130118-0006282, in the Register's Office; and

9. Those certain matters shown on survey of the Property prepared by The Reasons Company, dated 9/13/2011, last revised 11/28/2011.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Heather Wood
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and
Notary's Name

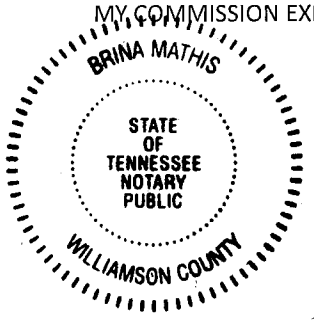
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).