Karen Johnson Davidson County
Batch# 284666 DEEDWARRSP
09/12/2019 10:24:30 AM 5 pgs
Fees: $28.00 Taxes: $103,785.00
20190912-0092439

Prepared by and after recording return to:
BRIDGE WF TN ABBINGTON LLC
c/o Bridge Investment Group
111 E. Sego Lily Drive, Suite 400
Sandy, Utah 84070
Attn: Marcus Sherman

SPECIAL WARRANTY DEED

Address of New Owners:
BRIDGE WF TN ABBINGTON LLC
c/o Bridge Investment Group
111 E. Sego Lily Drive, Suite 400
Sandy, Utah 84070

Send Tax Bills to:
BRIDGE WF TN ABBINGTON LLC
c/o Bridge Investment Group
111 E. Sego Lily Drive, Suite 400
Sandy, Utah 84070

Map No. 163

Parcel No. 292.00

This Special Warranty Deed (this "**Deed**") is made on this 30th day of August, 2019. **NXRT ABBINGTON, LLC**, a Delaware limited liability company ("**Grantor**"), whose address is 300 Crescent Court, Suite 700, Dallas, Texas 75201, for and in consideration of the payment of Ten and No/100 Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby sell and convey to **BRIDGE WF TN ABBINGTON LLC**, a Delaware limited liability company ("**Grantee**"), whose address is 111 E. Sego Lily Drive, Suite 400, Sandy, Utah 84070, all of its right, title and interest in and to the following described real property, to-wit:

See **Exhibit A** attached hereto and incorporated herein by this reference;

Subject to all taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, any matters that a survey or inspection of the property would disclose, all zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the property;

With all its appurtenances and warrants the title against all persons lawfully claiming under Grantor, subject to the matters set forth above.

[Remainder of Page Intentionally Left Blank;
Signature Page Follows]

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first set forth above.

GRANTOR:

NXRT ABBINGTON, LLC,
a Delaware limited liability company

By: _____
Name: Matt McGraner
Title: Authorized Signatory

STATE OF TEXAS)
) ss:
COUNTY OF DALLAS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matt McGraner, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he is the Authorized Signatory of NXRT Abbington, LLC, a Delaware limited liability company, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument, on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal, at office in Dallas, TX, this 23 day of August, 2019

_____
Notary Public

My commission expires:

7/16/23

JENNIFER GRANT
Notary Public, State of Texas
Comm. Expires 07-16-2023
Notary ID 132087436

STATE OF TEXAS
COUNTY OF DALLAS

The actual consideration or value, whichever is greater, for this transfer is $28,050,000.00.

Affiant

Subscribed and sworn to before me this the 23 day of August, 2019

My commission expires: 7/23/19

(Affix Seal)

Notary Public

JENNIFER GRANT
Notary Public, State of Texas
Comm. Expires 07-16-2023
Notary ID 132087436

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. J-5, on the Plan of Resubdivision of Lots J-3 and J-5, Section One, Hickory Hollow Terrace, of record in Book 5200, page 697, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Included in the above description, but excluded from this conveyance is the following property taken for roadway purposes by the State of Tennessee in the condemnation proceeding pursuant to Final Judgment and Decree entered November 5, 1999, under Docket No. 96C-3743, in the Circuit Court for Davidson County, Tennessee:

Beginning at a point on the northwest existing margin of Bell Road, said point being the point of intersection between the northeast margin of Hickory Hollow Terrace with the northwest existing margin of Bell Road; thence with said existing margin of Hickory Hollow Terrace southwesterly 360 feet, more or less to the intersection with the proposed margin located 13.25 feet left of Hickory Hollow Terrace centerline survey station 26±00 of State Project 19108-2704-54; thence with said proposed margin North 52° 56' 26" East 10.75 feet; thence with a 1144.70 foot radius curve right 191.76 feet to a point located 35.19 feet left of Hickory Hollow Terrace centerline survey station 27±86.50; thence with said proposed margin South 30° 57' 31" East 63.61 feet to a point located 39.00 feet left of Hickory Hollow Terrace centerline station 28±50.0; thence with said proposed margin South 27° 31' 29" East 50.01 feet to a point located 99.49 feet left of Bell Road centerline survey station 13±19.22; thence with said proposed margin a 25.00 foot radius curve left 40.17 feet to the point of beginning.

Being the same property conveyed to NXRT Abbington, LLC, a Delaware limited liability company by Quitclaim deed from FRBH Abbington, LLC, a Delaware limited liability company of record in Instrument No. 20180821-0083048 Register's Office for Davidson County, Tennessee.

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

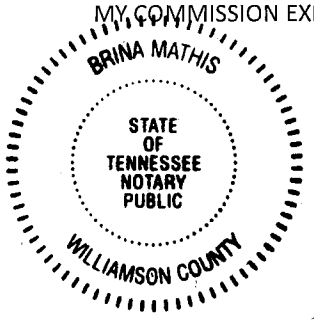
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

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).