FROM: EH PROPERTY, LLC, a Delaware limited liability company
TO: STEADFAST EASTSIDE LGA, LLC, a Delaware limited liability company, STEADFAST EASTSIDE CPA, LLC, a Delaware limited liability company and STEADFAST EASTSIDE LTA, LLC, a Delaware limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
c/o Steadfast Holdings Asset, Inc. 18100 Von Karman, Suite 500 Irvine, California 92612	(same)	Map 82-15 Parcel 230

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-8966, Attn: Philip F. Head

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Sixty-Four Million Two Hundred Thousand and No/100 Dollars ($64,200,000.00).

Claire Beebe
Affiant

Subscribed and sworn to before me, this the 30th day of October, 2019.

Laci Tanner
Notary Public

My Comm. Expires: 2-27-2021

LACI TANNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires February 27, 2021

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 **EH PROPERTY, LLC**, a Delaware limited liability company (hereinafter called "**GRANTOR**"), has bargained and sold, and by these presents does transfer and convey unto **STEADFAST EASTSIDE LGA, LLC**, a Delaware limited liability company, as to an undivided 27.67% interest as tenant in common ("**TIC I**"), **STEADFAST EASTSIDE CPA, LLC**, a Delaware limited liability company, as to an undivided 23.60% interest as tenant in common ("**TIC II**") and **STEADFAST EASTSIDE LTA, LLC**, a Delaware limited liability company, as to an undivided 48.73% interest as tenant in common ("**TIC III**" and together with TIC I and TIC II, jointly and severally as tenants in common, hereinafter called "**GRANTEE**"), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit (the "**Property**"):

Karen Johnson Davidson County
Batch# 308673 DEEDWARRSP
10/30/2019 04:07:30 PM 5 pgs
Fees: $28.00 Taxes: $237,540.00
20191030-0111680

Land in Davidson County, Tennessee and being known as Lot 1 on the Consolidation Plat of 417 Russell Street, 412 & 418 Woodland Street, of record in Instrument No. 201603170025496, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more detailed description.

Being the same property conveyed to EH Property, LLC, a Delaware limited liability company, by deeds of record in Instrument No. 201511030111890 and Instrument No. 201511030111891, in the Register's Office of Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth in Exhibit A ("**Permitted Encumbrances**") attached hereto and incorporated herein.

This is improved property commonly known as Eastside Heights Apartments, 120 South 5th Street, Nashville, Davidson County, Tennessee 37206.

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, their 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, their successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), 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 30 day of OCTOBER, 2019.

GRANTOR:

EH PROPERTY, LLC,
a Delaware limited liability company

By: Eastside Heights, LLC, a
Tennessee limited liability company,
its sole member

By: _____
Cameron W. Sorenson,
Authorized Officer

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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 Authorized Officer of Eastside Heights, LLC, a Tennessee limited liability company, the sole member of **EH PROPERTY, LLC**, a Delaware 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 22nd day of October, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 3-8-22

KATHERINE L. COBLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

EXHIBIT A

Permitted Encumbrances

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

2. All matters shown on plat(s) of record in Instrument No. 201603170025496, as modified by the Surveyor's Certificate of Correction of record in Instrument No. 201811160112839, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Declaration of Restrictions, by and between Nashville First Church of the Nazarene, Inc. and Eastside Heights, LLC, of record in Instrument No. 201511030111888, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by EH Property, LLC, of record in Instrument No. 201512280130127, in the Register's Office of Davidson County, Tennessee.

5. Rights of tenants in possession, as tenants only, under unrecorded residential leases.

6. All those matters shown on that certain ALTA/NSPS Land Title Survey prepared by Consolidated Consulting Group, LLC under RN Job Number 19-3618, dated July 15, 2019, and last revised October 16, 2019.

True Copy Certification

I, Jay H. Smith, 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 Tennessee

County of Davidson

Personally appeared before me, Melissa Shields Brown, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/3/2020

Notary Seal:

