Prepared by:

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Karen Johnson Davidson County
Batch# 456848 DEEDWARRSP
08/14/2020 09:35:30 AM 5 pgs
Fees: $28.00 Taxes: $99,709.71
20200814-0091194

After Recording Return to:

Patrick A. Brennan
Much Shelist, P.C.
191 North Wacker Drive, Suite 1800
Chicago, Illinois 60606

Grantee Address:	Map-Parcel Numbers:	Send Tax Bills To:
c/o Bond Companies Management, LLC 11601 Wilshire Boulevard, Suite 2060 Los Angeles, California 90025	107-13-0-126.00 & 107-13-0-155.00	Same as Grantee Address

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Stone Owner LLC, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents transfers and conveys to MOSAIC PROPCO, LLC, a Delaware limited liability company, as to a 55.00% undivided interest; MOSAIC HOLDCO, LLC, a Delaware limited liability company, as to a 32.28565% undivided interest; FACTOR MOSAIC, LLC, a Delaware limited liability company, as to a 2.39701% undivided interest; BFT MOSAIC, LLC, a Delaware limited liability company, as to a 2.39701% undivided interest; and VDM MOSAIC, LLC, a Delaware limited liability company, as to a 7.92033% undivided interest, as tenants-in-common (collectively, "Grantee"), certain real estate in Davidson County, State of Tennessee, being more particularly described in Exhibit A (the "Real Property"), which is attached hereto and incorporated herein by reference.

Being the same property conveyed to Grantor by Stone Ridge Apartments, LLC, a Tennessee limited liability company, of record at Instrument Number 20181119-0113363 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee and its successors and assigns in fee simple forever.

This is improved property known as "Mosaic Apartments" and located at 1019 Patricia Drive, Nashville, TN 37217.

Grantor hereby covenants with Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate, that Grantor has a good right to sell and convey the same, that the same is being transferred subject to all covenants, conditions, restrictions, easements and other matters, if any, affecting title, which appear in the public record (the "Permitted Exceptions"), and that, subject to the Permitted Exceptions, the title and quiet possession thereto Grantor will warrant and forever defend title to the Real Property against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise.

[Signatures on following pages]

IN WITNESS WHEREOF, Grantor has executed this Deed the 6th day of August 2020

GRANTOR:

STONE OWNER LLC,
a Delaware limited liability company

By:_____
Name: Sean Moghavem
Title: Authorized Officer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 8-6-2020, before me, J.R. Atlas, a Notary Public, personally appeared Sean Moghavem, who proved to me on the basis of satisfactory evidence to be the person(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 authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

J. R. ATLAS
Notary Public - California
Los Angeles County
Commission # 2277039
My Comm. Expires Mar 5, 2023

[Signature Page to Special Warranty Deed (Mosaic)]

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ Illinois)
COUNTY OF Cook)

The actual consideration or value, whichever is greater, for this transfer is Twenty Six Million Nine Hundred Forty Eight Thousand Five Hundred Seventy and 00/100 Dollars ($26,948,570.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 12 day of August, 2020.

Notary Public

My Commission Expires: 9/3/2021

OFFICIAL SEAL
JANIECE WATERS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/03/21

1457160v2

EXHIBIT A TO DEED

Property Legal Description

LEGAL DESCRIPTION (MOSAIC LAND)

Being a parcel of land in Nashville, First Civil District, Thirteenth Councilmanic District, Davidson County, Tennessee, located in the northwest quadrant of the intersection of Thompson Place and Patricia Drive, being a part of Lot No. 17 of the Map of Subdivision of H.W. Williams Land as of record in Book 547, Page 63, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the westerly right-of-way line of Patricia Drive, said point being the southeasterly corner of Lot No. 10 as shown on the Plan of Patricia Heights, Section One, of record in Book 2331, page 130-131, Register's Office for Davidson County, Tennessee, said point also being southerly 528 feet more or less from the centerline of Harold Drive; thence with said westerly right-of-way line the following calls: South 23 deg. 54 min. 56 sec. West, 98.22 feet to a point; with a curve to the left 261.75 feet to a point, said curve having a central angle of 28 deg. 29 min. 00 sec., a radius of 526.52 feet, a tangent of 133.64 feet and a chord of South 09 deg. 40 min. 26 sec. West, 259.06 feet, South 04 deg. 34 min. 04 sec. East, 143.09 feet to a point; South 04 deg. 08 min. 00 sec. East 460.47 feet to a point; with a curve to the right 37.25 feet to a point in the northerly right-of-way line of Thompson Place, said curve having a central angle of 85 deg. 22 min, 21 sec., a radius of 25.00 feet, a tangent of 23.03 feet and a chord of South 38 deg. 33 min. 06 sec. West 33.90 feet; thence, with said northerly right-of-way line South 81 deg. 14 min. 17 sec. West, 401.87 feet to a point; thence, continuing with said right-of-way line with the curve to the left 69.69 feet to a point; said curve having a central angle of 01 deg. 22 min. 54 sec., a radius of 2,889.79 feet, a tangent of 34.84 feet and a chord of South 80 deg. 32 min. 50 sec. West, 69.69 feet; thence, leaving said line with the easterly line of property conveyed to Juan Arnoldo Cruz by deed of record in Instrument No. 200403020023553, Register's Office for Davidson County, Tennessee, North 14 deg. 54 min. 00 sec. West, 167.15 feet to a fence corner, thence, with the northerly line of said Cruz property, South 73 deg. 06 min. 00 sec. West, 161.50 feet to a fence corner; thence, with the easterly line of property conveyed to Sell Excel!, Inc., by deed of record in Instrument No. 200305200068414, Register's Office for Davidson County, Tennessee; Ernest C. and Patricia 0. Kuhlo, by deed of record in Instrument No. 200212300162192, Register's Office for Davidson County, Tennessee; and SUSA-TN, LLC by deed of record as Instrument No. 200001100002857, Register's Office for Davidson County, Tennessee, North 01 deg. 45 min. 34 sec. West, 692.29 feet to a point; thence with the southerly line of property conveyed to George Watkins by deed of record in Book 10462, page 926, Register's Office for Davidson County, Tennessee, North 59 deg. 15 min. 09 sec. East, 759.83 feet to a point in the westerly line of Lot No. 10 as shown on the Plan of Patricia Heights, Section One, of record in Book 2331, page 131, Register's Office for Davidson County, Tennessee; thence with the said line, South 31 deg. 36 min. 00 sec. East, 174.66 feet to the point of beginning, containing 642,105 square feet or 14.74 acres, more or less, according to the survey by Wendell H. Talley, Sr., RLS No. 785, of Barge Waggoner Sumner & Cannon, Inc., dated November 12, 2004.

Certificate of Authenticity

I, Heather Wood, 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

My commission expires: 4/21/2024

Notary's Signature

Notary's Seal (is on paper)

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202008140091194