Mills E Nelson Form 4 January 23, 2018

FORM 4

OMB APPROVAL

UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549

OMB Number: 3235-0287

Check this box if no longer subject to Section 16. Form 4 or

Expires: January 31, 2005

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES

Estimated average burden hours per response... 0.5

Form 4 or Form 5 obligations may continue. See Instruction

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934, Section 17(a) of the Public Utility Holding Company Act of 1935 or Section 30(h) of the Investment Company Act of 1940

1(b).

(Print or Type Responses)

01/19/2018

01/19/2018

Stock

Stock

Common

1. Name and Address of Reporting Person * Mills E Nelson			Symbo	MBIA PROPERTY TRUST,	5. Relationship of Reporting Person(s) to Issuer (Check all applicable)			
	(Last) 1170 PEAC STREET, S	HTREE		of Earliest Transaction (Day/Year) 2018	X Director 10% OwnerX Officer (give title Other (specify below) President & CEO			
(Street) ATLANTA, GA 30309				nendment, Date Original onth/Day/Year)	6. Individual or Joint/Group Filing(Check Applicable Line) _X_ Form filed by One Reporting Person Form filed by More than One Reporting Person			
	(City)	(State)	(Zip) Ta	ble I - Non-Derivative Securities Ac	quired, Disposed of, or Beneficially Owned			
	1.Title of Security (Instr. 3)	2. Transaction Date (Month/Day/Year)	2A. Deemed Execution Date, if any (Month/Day/Year	Code (Instr. 3, 4 and 5)	5. Amount of Securities Ownership Indirect Beneficially Form: Direct Beneficial Owned (D) or Ownership Following Indirect (I) (Instr. 4) Transaction(s) (Instr. 3 and 4)			
	Common	01/19/2018		Δ 51,405 Δ \$0	352 624 D			

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

A

F

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SEC 1474

(9-02)

352,624

341,678 (2)

D

D

\$0

10,946 D

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Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)

1. Title of	2.	3. Transaction Date		4. T	5.	6. Date Exer		7. Titl		8. Price of	9. Nu
Derivative	Conversion	(Month/Day/Year)	Execution Date, if		ionNumber	Expiration D		Amou		Derivative	Deriv
Security	or Exercise		any	Code	of	(Month/Day	(Year)		rlying	Security	Secui
(Instr. 3)	Price of		(Month/Day/Year)	(Instr. 8)	Derivativ	e		Secur	ities	(Instr. 5)	Bene
	Derivative				Securities	3		(Instr.	. 3 and 4)		Owne
	Security				Acquired						Follo
	•				(A) or						Repo
					Disposed						Trans
					of (D)						(Instr
					(Instr. 3,						(211512
					4, and 5)						
					4, and 3)						
									Amount		
						.	.		or		
						Date	Expiration	Title	Number		
						Exercisable	Date		of		
				Code V	(A) (D)				Shares		

Reporting Owners

Reporting Owner Name / Address	Relationships				
Tesporting of their remains of transcess	Director	10% Owner	Officer	Other	
Mills E Nelson 1170 PEACHTREE STREET SUITE 600 ATLANTA, GA 30309	X		President & CEO		

Signatures

/s/ Wendy W. Gill, 01/23/2018 Attorney-in-Fact

**Signature of Reporting Person

Explanation of Responses:

- If the form is filed by more than one reporting person, see Instruction 4(b)(v).
- Intentional misstatements or omissions of facts constitute Federal Criminal Violations. See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).
- Award made in accordance with the Amended and Restated 2013 Long-Term Incentive Plan (the "Plan"). This award is made as a result (1) of the company having met certain performance criteria relative to an office REIT peer group, pursuant to the grant of the performance-based stock unit awards on January 1, 2017. These shares vested upon issuance.
- (2) Balance includes 207,940 shares that have not yet vested.

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, see Instruction 6 for procedure. Potential persons who are to respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB number.

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