# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/09/13 14:37 4 pgs
Fees:23.00 Taxes:2125.05
20130909-0095077

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $584,338.78

Affiant

Subscribed and sworn to before me this 4th day of Sept., 2013.

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| RPA 4, LLC, a Delaware limited liability company | New Owner | All listed with property addresses below |
| 5001 Plaza on the Lake Suite 250 | | |
| Austin, TX 78746 | , | |

**WITNESSETH:** That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Sabre Value Queen City Fund, II, LLP a North Carolina Limited Liability Limited Partnership** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **RPA 4, LLC, a Delaware limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson and Rutherford Counties, Tennessee:

**612 BIG RIVER RUN, ANTIOCH, TN 37013 / MAP 164-16-A – 32 CO**

**Being Lot No. 97, Section Two, Meadow Woods, as shown of record in Instrument Number 20000309-0024168, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete accurate legal description.**

**Being the same property conveyed to Sabre Value Queen City Fund, II, LLLP by Cash Deed for Tennessee dated 3/2/11 of record in Instrument Number 20110310-0019187, Register's Office for Davidson County, Tennessee.**

**324 SARNA DRIVE, LAVERGNE, TN 37086 / MAP 14B-J-4500**

**Land in Rutherford County, Tennessee, being all of Lot No. 7735, Final Plat, Phase Seventy-Seven, Lake Forest Estates Subdivision, according to plat appearing of record in Plat Book 30, page 21, Register's Office for Rutherford County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Sabre Value Queen City Fund, II, LLLP, a North Carolina limited liability limited partnership by Warranty Deed from Haze, LLC a Georgia limited liability company dated 9/9/10 of record in Record Book 1014, page 3999, Register's Office for Rutherford County, Tennessee.**

**908 WINCHESTER PASS, ANTIOCH, TN 37013 / MAP 151-10-A-112 CO**

**Being Lot No. 37 Phase Two, Villages of Long Hunter as shown by plat of record in Instrument Number 20020515-0059732, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Sabre Value Queen City Fund, II, LLLP by Special Warranty Deed dated 9/10/10 and found of record in Instrument Number 20101008-0080912, Register's Office for Davidson County, Tennessee.**

**1825 LAKEWOOD VILLAGE DRIVE, ANTIOCH, TN 37013 / MAP 165-9-A -11 CO**

**Being Lot No. 47, Section One, Lakewood Village as shown on Plat of record in Plat Book 9700, page 555, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Sabre Value Queen City Fund, II, LLP by Special Warranty Deed dated 8/2/10 of record in Instrument Number 20100827-0067871, Register's Office for Davidson County, Tennessee.**

**5078 TABITHA STREET, MURFREESBORO, TN 37129 / MAP 71L-C-00800**

**Land in Rutherford County, Tennessee, being Lot Number 70R on the Plan of Resubdivision of Lots 66L, 66R, 70L, 70R, 75L, and 76R, Section IV Adams Pointe, of record in Plat Book 27, page 132, and amended by Surveyors Certificate of Correction in Book 327, page 1458, Register's Office for Rutherford County,**

**Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Sabre Value Queen City Fund, II, LLLP by Special Warranty Deed from FNMA dated 8/4/10 of record in Record Book 1010, page 3725, Register's Office for Rutherford County, Tennessee.**

**2009 ZION LANE, LAVERGNE, TN 37086 / MAP 14B-B-00200**

**Being Lot No. 5402, final plat Phase Fifty-Four, Lake Forest Estates as shown on plan of record in Plat Book 26, page 6, Register's Office for Rutherford County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Sabre Value Queen City Fund, II, LLLP by Warranty Deed 1/28/11 of record in Record Book 1045, page 2108, Register's Office for Rutherford County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years a lien, but not yet due and payable.

RE: 612 Big River Run, Antioch, TN 37013

- Subject to all matters as shown on the Plan of record in 20000309-0024168, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20000524-0051988 and 20010911-0098356, Register's Office for Davidson County, Tennessee.
- Storm Water Detension agreement of record in Book 11387, page 931, Register's Office for Davidson County, Tennessee.

RE: 324 Sarna Drive, Lavergne, TN 37086

- Subject to all matters as shown on the Plan of record in Record Book 30, page 21, Register's Office Rutherford County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Record Book 604, page 3689 and Record Book 648, page 2991, Register's Office for Rutherford County, Tennessee
- Easements of record in Book 184, page 439; Book 117, page 193; Book 118, page 549; Book 394, page 505; Record Book 92, page 2716; Record Book 371, page 378, Register's Office for Rutherford County, Tennessee.

RE: 908 Winchester Pass, Antioch, TN 37013

- Subject to all matters as shown on the Plan of record in 20020515-0059732, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20010531-0056382; Instrument Number 20031111-0164945 and 20041022-0127537, Register's Office for Davidson County, Tennessee.
- HOA matters of record in Instrument Number 20010531-0056383 and Instrument Number 20010531-0056381, Register's Office for Davidson County, Tennessee.
- Agreements and Easements that apply found of record in Instrument Number 20021009-0123120; 20020718-0086411; Instrument Number 20020912-0111084; Instrument Number 20001030-0107415; Book 1115, page 302; Book 1101, page 457; Book 8358, page 94; Book 8197, page 288; Book 2338, page 466; Book 9661, page 919; Instrument Number 20000906-0088272; 20000906-0088271; Book 4446, page 423; Book 4535, page 351, Register's Office for Davidson County, Tennessee.

RE: 1825 Lakewood Village Drive, Antioch, TN 37013

- Subject to all matters as shown on the Plan of record in Plat Book 9700, page 555, and Plat Book 9700, page 464, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 10753, page 41; Book 11425, page 410 and Book 11512, page 714, Register's Office for Davidson County, Tennessee.
- Charter of Lakewood Village HOA of record in Book 11421, page 342, Register's Office for Davidson County, Tennessee.

RE: 5078 Tabitha Street, Murfreesboro, TN 37129

- Subject to all matters as shown on the Plan of record in Record Book 27, page 132, Register's Office Rutherford County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Record Book 330,

page 2454, Register's Office for Rutherford County, Tennessee.

- Easements of record in Deed Book 443, page 552; Record Book 167, page 2336; Record Book 206, page 54; Record Book 144, page 572; Record Book 52, page 1411; Deed Book 280, page 107; Deed Book 638, page 481; Deed Book 589, page 470, Register's Office for Rutherford County, Tennessee.
- Surveyors Certificate of Correction in Record Book 367, page 2815 and Record Book 327, page 1458, Register's Office for Rutherford County, Tennessee.

RE: 2009 Zion Lane, Lavergne, TN 37086

- Subject to all matters as shown on the Plan of record in Record Book 26, page 6, Register's Office Rutherford County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Record Book 6=204, page 2246 and Record Book 648, page 2991, Register's Office for Rutherford County, Tennessee.
- Easements of record in Deed Book 117, page 193; Deed Book 118, page 549; Record Book 371, page 378; Deed Book 184, page 439; and Record Book 92, page 2716, Register's Office for Rutherford 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 the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

**WITNESS** our hands this August 30, 2013.

**Sabre Value Queen City Fund, II, LLP**

Aaron Edelheit

**By Aaron Edelheit, CEO**

STATE OF Georgia

COUNTY OF Fulton

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared AARON EDELHEIT, with whom I am personally acquainted, and who, upon oath, acknowledged himself to the CEO of SABRE VALUE QUEEN CITY FUND, II, LLP the within named bargainor, a limited liability limited partnership, and that he as such CEO, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as CEO.

WITNESS my hand and seal, this 30th day of August, 2013.

NOTARY PUBLIC

My Commission Expires: 11/1/16

TINA M KALVERAGE NOTARY PUBLIC MY COMMISSION EXPIRES NOVEMBER 1, 2016 FULTON COUNTY, GEORGIA

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE