Davidson County DEEDWARRSP
Recvd: 05/05/14 08:11 4 pgs
Fees:23.00 Taxes:597.55
20140505-0037684

This instrument prepared by and (MAIL)
instrument may be returned to:
OS National, LLC
2170 Satellite Blvd., Ste. 450
Duluth, GA 30097
Tel. 770-497-9100

SPECIAL WARRANTY DEED

Send tax bills to:
ConRex Residential Property Group 2012-2 (B2R 1) Operating Company, LLC
3 CORDES STREET, CHARLESTON, SC 29401

Name and address of new owner:
ConRex Residential Property Group 2012-2 (B2R 1) Operating Company, LLC
3 CORDES STREET, CHARLESTON, SC 29401

Map parcel number: 150 02 0 227.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

ConRex Residential Property Group 2012-2, LLC, a South Carolina limited liability company

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

ConRex Residential Property Group 2012-2 (B2R 1) Operating Company, LLC, a Delaware limited liability company,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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 hand this 30th day of April, 2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

ConRex Residential Property Group 2012-2, LLC,
A South Carolina Limited Liability Company

By: Connorex-Lucinda, LLC, a South Carolina Limited Liability Company, as its member/manager

By: Eric Phillipps
Title: Member/Manager

State of NEW YORK
County of NEW YORK

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Eric Phillipps with whom I am personally acquainted and who, upon oath, acknowledged himself to be the MEMBER/MANAGER of **Connorex-Lucinda, LLC, as the manager/member of ConRex Residential Property Group 2012-2, LLC**, the within named bargainor, a South Carolina limited liability company, and that he as such MEMBER/MANAGER being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such MEMBER MANAGER

Witness my hand, at office, this 30th day of April, 2014.

Mary A. Connolly
Notary Public
My commission expires: 2016
(Affix Seal)

MARY A. CONNOLLY
Notary Public, State of New York
No. 01CO6265301
Qualified in Queens County
Commission Expires July 9, 2016

STATE OF ~~TENNESSEE~~ NEW YORK

COUNTY OF NEW YORK)

The actual consideration (or value, whichever is greater) for this transfer is $ 161,500.0.

Eric Phillipps
AFFIANT

Subscribed and sworn to before me, this 30TH day of APRIL, 2014.

NOTARY PUBLIC
My Commission Expires:
5/19/2018

Property address 3056 Brantley Drive, Antioch, TN

CAREN MATYCKAS
Notary Public, State of New York
No. 60-4858863
Qualified in Westchester County
Commission Expires May 19, 2018

EXHIBIT A

DAVIDSON COUNTY
ADDRESS: 3056 BRANTLEY DRIVE, ANTIOCH, TN 37013
PARCEL IDENTIFICATION NUMBER: 150 02 0 227.00
LEGAL THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Davidson, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13 ON THE PLAN OF PERCY PRIEST MEADOWS ADDITION, SECTION ONE, OF RECORD IN PLAT BOOK 6900, PAGE 513, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.
BEING THE SAME PROPERTY CONVEYED TO CONREX RESIDENTIAL PROPERTY GROUP 2012-2, LLC, BY SPECIAL WARRANTY DEED FROM FEDERAL HOME LOAN MORTGAGE CORPORATION, RECORDED 12/06/2013, RECORDED IN INSTRUMENT #20131206-0124442, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Kelly L. Grady , 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: Kelly L. Grady

State of GEORGIA
County of GWINNETT

Personally appeared before me, Caroline S Stern, a notary public for this county and state, Kelly L. Grady, 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:
Notary' Seal (if on paper)

CAROLINE S. STERN
Notary Public Georgia
Dekalb County
My Commission Expires
August 20, 2015