Davidson County DEEDWARRSP
Recvd: 05/23/14 13:37 6 pgs
Fees:33.00 Taxes:1665.00
20140523-0044794

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:

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 19 day of May, 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 Phillips

Title: _____

State of New York
County of Newyork

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 _____ 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 _____, 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 _____.

Witness my hand, at office, this 19th day of May, 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 $ $450,000.

AFFIANT Eric Phillipps

Subscribed and sworn to before me, this 19th day of May, 2014.

NOTARY PUBLIC
My Commission Expires:
2016

Property address See attached

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

EXHIBIT A

DAVIDSON COUNTY

ADDRESS: 918 Anita Drive, Old Hickory, TN 37138

PARCEL IDENTIFICATION NUMBER: 044-13-0-014.00

LEGAL THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Davidson, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:

LAND IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 18 ON THE MAP OF THE KNOLL, SECTION 2, OF RECORD IN BOOK 2854, PAGE 66, REGISTER'S OFFICE FOR DAVIDSON COUNTY.
SAID LOT NO. 18 FRONTS 150.8 FEET ON THE SOUTHWESTERLY SIDE OF ANITA DRIVE, AND EXTENDS BACK 296.6 FEET ON THE NORTHEASTERLY LINE AND 252 FEET ON THE SOUTHEASTERLY LINE, TO AN IRREGULAR LINE IN THE REAR ON WHICH IT MEASURES 159.9 FEET.

BEING THE SAME PROPERTY CONVEYED TO CONREX RESIDENTIAL PROPERTY GROUP 2012-2, LLC, BY SPECIAL WARRANTY DEED FROM HSBC MORTGAGE SERVICES, INC. RECORDED 12/03/2013, RECORDED IN INSTRUMENT 20131203-0123255, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ADDRESS: 1804 Heiman Street, Nashville, TN 37208

PARCEL IDENTIFICATION NUMBER: 081 15 0 191.00

LEGAL THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:

SITUATED AND BEING IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE: BEING LOT NO. 3 ON THE PLAN OF J.M., T.J., AND G.W., HARDINGS ADDITION TO NASHVILLE, TENNESSEE A PLAN OF WHICH ADDITION IS OF RECORD IN BOOK 21, PAGE 80, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION. SAID LOT NO. 3 FRONTS 50 FEET ON THE NORTH SAID OF HEIMAN STREET AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO CONREX RESIDENTIAL PROPERTY GROUP 2012-2, LLC, BY DEED FROM RONNIE D. EVANS, RECORDED 10/21/2013, RECORDED IN INSTRUMENT 20131021-0109779, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

ADDRESS: 3212 Woodstock Drive, Nashville, TN 37207

PARCEL IDENTIFICATION NUMBER: 050 10 0 179.00

LEGAL THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:

LOT NUMBER 67, ON THE PLAN OF CHESAPEAKE HOMES, REVISION TO SECTION FOUR, OF RECORD IN PLAT BOOK 6250, PAGE 932, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CONREX RESIDENTIAL PROPERTY GROUP 2012-2, LLC, BY DEED FROM LELAND D. WATTS, RECORDED 04/04/2014, RECORDED IN INSTRUMENT 20140404-0028081, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

ADDRESS: 4689 Longbranch, Antioch, TN 37013

PARCEL IDENTIFICATION NUMBER: 148 08 0 225.00

LEGAL THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NUMBER 39 ON THE PLAN OF SECTION NINE, TERRAGON TRAILS, AS OF RECORD IN PLAT BOOK 5200, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CONREX RESIDENTIAL PROPERTY GROUP 2012-2, LLC, BY DEED FROM LELAND D. WATTS, RECORDED 04/04/2014, RECORDED IN INSTRUMENT 20140404-0028081, 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, Elizabeth Anderson, 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.

ELIZABETH M. ANDERSON NOTARY PUBLIC HABERSHAM COUNTY GEORGIA EXPIRES Oct. 14, 2018

Notary's Signature

My Commission Expires:
Notary' Seal (if on paper)