Davidson County DEEDWARRSP
Recvd: 09/03/14 11:25 4 pgs
Fees:23.00 Taxes:499.50
20140903-0080341

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: 032B A 004.00 000, 054A-D-018.00-000

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 27 day of August, 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

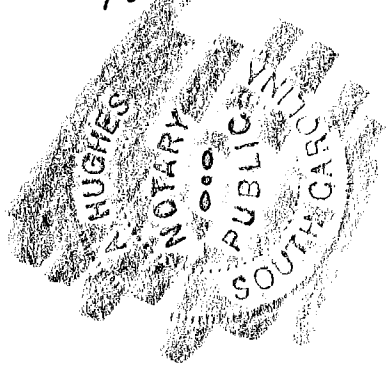
By: ERIC PHILLIPPS
Title: MEMBER/MANAGER

State of South Carolina
County of Charleston

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 27 day of August, 2014..

A Hughes / South Carolina
Notary Public
My commission expires: 02/25/2014
(Affix Seal)



STATE OF TENNESSEE) South Carolina

COUNTY OF Charleston)

The actual consideration (or value, whichever is greater) for this transfer is $ 135,000.00 .

AFFIANT-ERIC PHILLIPPS

Subscribed and sworn to before me, this 27 day of August, 2014.

NOTARY PUBLIC / South Carolina

My Commission Expires:

02-25-2024

Property address:

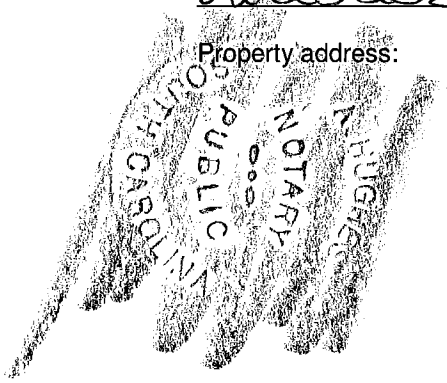


EXHIBIT "A"

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

LOT NUMBER 17 ON THE PLAN OF TOWNE VILLAGE OF THE COUNTRY, SECTION 1 OF RECORD IN PLAT BOOK 5200, PAGES 55 & 56, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO CONREX RESIDENTIAL PROPERTY GROUP 2012-2, LLC BY THAT DEED OF FANNIE MAE AKA FEDERAL NATIONAL MORTGAGE ASSOCIATION, RECORDED 03/28/2014 IN INSTRUMENT #20140328-0025704, DAVIDSON COUNTY, TENNESSEE RECORDS.

ADDRESS: 116 TOWNE VILLAGE CT, ANTIOCH, TN 37013
PARCEL ID: 150 11 0 013.00

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, Timothy I Murray , 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: 2/11/17
Notary' Seal (if on paper)

TIMOTHY I MURRAY
NOTARY PUBLIC
DEKALB COUNTY, GEORGIA
MY COMMISSION EXPIRES FEBRUARY 11, 2017