BILL GARRETT, Davidson County
Trans:T20140066830 DEEDWARR
Recvd: 09/08/14 16:10 2 pgs
Fees:13.00 Taxes:27.75

20140908-0082218

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5TH day of SEPTEMBER, 2014.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
S.J.T Investment Group LLC	S.J.T Investment Group, LLC	080 12 0 071.00
(NAME)	(NAME)	
3210 Mexico Dr	3210 Mexico Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Seven Thousand Five Hundred And No/100 Dollars ($7,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **ConRex Residential Property Group 2012-2 Operating Company, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **S.J.T Investment Group LLC**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 58 on the Plan of Bordeaux Hills, Section Four, as of record in Book 3600, page 49, 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 Leland D. Watts, Married by deed from Shaun Donovan, The Secretary of Housing and Urban Development dated January 21, 2010 of record in Instrument No. 20100122-0005670, Register's Office for Davidson County, Tennessee. ALSO being the same property conveyed to ConRex Residential Property Group 2012-2, LLC by Warranty Deed from Leland D. Watts, married dated September 26, 2013 of record in Instrument No. 20130930-0102300, Register's Office for Davidson County, Tennessee.

FURTHER being the same property conveyed to ConRex Residential Property Group 2012-2 Operating Company, LLC by Quitclaim Deed from ConRex Residential Property Group 2012-2, LLC dated February

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7, 2014 of record in Instrument No. 20140404-0028300, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3210 Mexico Dr, Nashville, TN 37218

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 29th day of August, 2014.

ConRex Residential Property Group 2012-2
Operating Company, LLC
BY: _____
Jennifer McClarney, Authorized Representative

STATE OF TN

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jennifer McClarney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the authorized representative, and is authorized to execute the instrument on behalf of ConRex Residential Property Group 2012-2 Operating Company, LLC, the within named bargainor, and that she as such authorized representative, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation byherself as authorized representative.

Witness my hand and official seal, this the 8th of August, 2014.

_____
Notary Public

My Commission Expires:

(SEAL)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

File Number: GRN-140878