BILL GARRETT, Davidson County
Trans:T20150026815 DEEDWARR
Recvd: 04/10/15 10:04 3 pgs
Fees:18.00 Taxes:516.98
20150410-0031570

Warranty Deed

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $139,725.00. Affiant Subscribed and sworn to before me, this the 27th day of March, 2015. Notary Public My commission expires: 2.11.16

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Shirley F. Berry	NEW OWNER	
3210 Mexico Drive		08012007100
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SJT INVESTMENT GROUP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHIRLEY F. BERRY, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, being Lot No. 58 on the Plan of Bordeaux Hills, Section Four of record in Plat Book 3600, Page 49, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leland D. Watts by deed from Shaun Donovan, The Secretary of Housing and Urban Development of record in Instrument No. 20100122-0005670 Register's Office for Davidson County, Tennessee, dated January 21, 2010 and recorded on January 22, 2010.

Being the same property conveyed to ConRex Residential Property Group 2012-2, LLC by deed from Leland D. Watts, married of record in Instrument No. 20130930-0102300 Register's Office for Davidson County, Tennessee, dated September 26, 2013 and recorded on September 30, 2013.

Being a portion of the same property conveyed to Conrex Residential Property Group 2012-2 Operating Company, LLC by deed from ConRex Residential Property Group 2012-2, LLC of record in Instrument No. 20140404-0028300 Register's Office for Davidson County, Tennessee, dated February 7, 2014 and recorded on April 4, 2014.

Being the same property conveyed to S.J.T. Investment Group LLC by Warranty deed from ConRex Residential Property Group 2012-2 Operating Company, LLC of record in

Instrument No. 20140908-0082218 Register's Office for Davidson County, Tennessee, dated September 5, 2014 and recorded on September 8, 2014.

See Affidavit of Scrivener's Error recorded as Instrument No. 20150211-0012783, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 3210 Mexico Drive, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of March, 2015.

SJT Investment Group, a Tennessee general partnership

By: Jamar D. Jackson
Title: Partner/Manager

By: Santwon Townsend
Title: Partner/Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Santwon Townsend and Jamar D. Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Partners/Managers of SJT Investment Group, a Tennessee general partnership, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 27th day of March, 2015.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

Agent's File No.: **ST15-37220-0293**

EXHIBIT A

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 S.J. T INVESTMENT GROUP, LLC, BY WARRANTY DEED FROM CONREX RESIDENTIAL PROPERTY GROUP 2012-2 OPERATING COMPANY, LLC, DATED 08/29/2014 AND RECORDED ON 09/08/2014 IN INSTRUMENT NUMBER 20140908-0082218, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO 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 02/07/2014 AND RECORDED ON 04/04/2014 IN INSTRUMENT NUMBER 20140404-0028300, SAID REGISTER'S OFFICE.

ALSO BEING THE SAME PROPERTY CONVEYED TO CONREX RESIDENTIAL PROPERTY GROUP 2012-2, LLC, BY WARRANTY DEED FROM LELAND D. WATTS, MARRIED, DATED 09/26/2013 AND RECORDED ON 09/30/2013 IN INSTRUMENT NUMBER 20130930-0102300, SAID REGISTER'S OFFICE.

ALSO BEING THE SAME PROPERTY CONVEYED TO LELAND D. WATTS BY CASH DEED FOR TENNESSEE FROM SHAUN DONOVAN, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., DATED 01/21/2010 AND RECORDED ON 01/22/2010 IN INSTRUMENT NUMBER 20100122-0005670, SAID REGISTER'S OFFICE.

Being the same property conveyed to SHIRLEY F. BERRY, A SINGLE WOMAN from S. J. T INVESTMENT GROUP, ~~LLC~~ by Warranty Deed dated 03/27/15 and recorded on ___ _____ in Instrument #_____, Book _____, Page _____, in the Register's Office of DAVIDSON County, Tennessee.

GP - this was corrected via a Scrivener's Affidavit filed by Foundation Title