Davidson County DEEDWARRSP
Recvd: 03/09/16 12:58 5 pgs
Fees:28.00 Taxes:388.50
20160309-0022617

This instrument prepared by and (MAIL)
instrument may be returned to:
OS National, LLC
2170 Satellite Blvd., Ste. 200
Duluth, GA 30097
Tel. 770.497.9100
File #: 101964

Send tax bills to:
Joe Spicer
204 N Main Street
Goodlettsville, TN 37072

Name and address of new owner:
Joe Spicer
204 N Main Street
Goodlettsville, TN 37072

Map parcel number:
See Exhibit "A" attached hereto and incorporated herein.

Source of title:
See Exhibit "A" attached hereto and incorporated herein.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of one hundred-five thousand dollars and no/100 ($105,000.00), 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,

SB TRS, LLC,
a Delaware limited liability company,

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

Joe Spicer,

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.

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, except with respect to interests of third parties noted of record as of the date hereof, and subject to the following exceptions:

1. Lien of ad valorem taxes for the year 2016 and thereafter which are due and payable.
2. Easements, rights of way, covenants and restrictions of record or apparent on the ground, or on, crossing or otherwise relating to the property; and any assessments (general or special) that may be imposed on the Property.
3. Zoning ordinances, building codes and other applicable laws, ordinances and governmental regulations affecting the Property.
4. Variations in the legal description, encroachments and any other matters that would be shown on a current and accurate survey of the Property.

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 on MARCH 3, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

SB TRS, LLC, a Delaware limited liability company

By: Silver Bay Realty Trust Corp, a Delaware corporation, its sole member

By: Silver Bay Management LLC, a Delaware limited liability company, its General Partner

By: Silver Bay Operating Partnership L.P., a Delaware limited partnership, its member

By: _____
Name: Maria Elena Perez,
Title: Vice President of Dispositions

State of Florida

County of Orange

Personally appeared before me the undersigned, Maria-Elena Perez (name of the natural person executing the instrument), to me known to be the person who executed the foregoing instrument on behalf of Grantor, and that he executed the same as the free act and deed of said Grantor.

Witness my hand, at office, this 3rd day of March, 2016.

CATHY L BEHE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF046455
Expires 8/18/2017

_____
Notary Public
My commission expires: 8/18/17
(Affix Seal)

VALUE AFFIDAVIT

State of Florida

County of Orange

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

_____
Affiant

Subscribed and sworn to before me this 3rd day of March, 2016.

CATHY L BEHE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF046455
Expires 8/18/2017

_____
Notary Public
My Commission Expires:
(Affix Seal)

Exhibit A

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 PART OF BLOCK A, ON THE MAP OF DEWEY HEIGHTS SUBDIVISION, AS OF RECORD IN BOOK 161, PAGE 94, REGISTER'S OFFICE FOR SAID COUNTY AND DESCRIBED ACCORDING TO A COPY OF A SURVEY MADE BY JOHN M. SULLIVAN, CIVIL ENGINEER, DATED MAY 13,1958, AS FOLLOWS:

BEGINNING AT THE NORTHWESTLY MARGIN OF MANILA STREET, 375 FEET NORTHEAST FROM THE NORTHERLY MARGIN OF WHITES CREEK PIKE, BEING 50 FEET NORTHEAST FROM AN ALLEY, AND BEING THE NORTHERLY FRONT CORNER OF THE LOT, WHICH IS SIMULTANEOUSLY HEREWITH BEING CORRECTED AS TO THE DESCRIPTION, OWNED BY SANDERS, THENCE WITH THE MARGIN OF MANILA STREET NORTH 47 DEGREES 45' EAST 50 FOOT TO A POINT; THENCE NORTH 49 DEGREES 31' WEST 211.7 FEET TO A POINT; THENCE SOUTH 52 DEGREES 54' WEST 50 FEET TO SAUNDER'S NORTHWEST CORNER; THENCE ALONG SAUNDER'S NORTH LINE, SOUTH 49 DEGREES 19' EAST 216 FEET TO THE POINT OF BEGINNING.

THIS BEING THE SAME PROPERTY CONVEYED FROM 2015C PROPERTY OWNER LLC TO SB TRS, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED RECORDED ON JULY 06, 2015, INSTRUMENT # 20150706-0065413, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Parcel ID: 070-04-0-082.00

Commonly known as 508 E Nocturne Drive, Nashville, TN 37207-4341
However, by showing this address no additional coverage is provided

VALUE AFFIDAVIT

STATE OF Florida

COUNTY OF Orange

The actual consideration or value, whichever is greater, for this transfer is $ 105,000.00.

Affiant:

Subscribed and sworn to before me this 3rd day of March, 2016.

Notary Public

My Commission Expires: 8/18/17

CATHY L BEHE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF046455
Expires 8/18/2017

True Copy Certification

I, Caroline S. Stern, 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: Caroline S. Stern

State of GEORGIA
County of GWINNETT

Personally appeared before me, Kianna Walker, a notary public for this county and state, Caroline S. Stern, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kianna Walker
Notary's Signature

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

