This instrument prepared by and (MAIL) instrument may be returned to:
OS NATIONAL, LLC
2170 SATELLITE BLVD
SUITE 200
DULUTH, GA 30097
FILE NO. 101963

Telephone No. 770-497-9100

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: 070-04-0-083.00

Source of title: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORRATED HEREIN

101963
SP.# 110,250

Davidson County DEEDWARRSP
Recvd: 03/09/16 14:15 5 pgs
Fees:28.00 Taxes:407.93
20160309-0022695

SPECIAL WARRANTY DEED

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,

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 not yet 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: _____
Maria Elena Perez, 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 $110,250.00.

_____
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"

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 DAVIDSON 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 A POINT IN THE NORTHWESTERLY MARGIN OF MANILA STREET, IN THE NORTH MARGIN OF THE FIRST ALLEY NORTH OF WHITES CREEK PIKE; SAID POINT BEING 325 FEET NORTHEAST FROM SAID PIKE; THENCE WITH THE MARGIN OF MANILA STREET, NORTH 47 DEGREES 45' EAST 50 FOOT TO A POINT; A CORNER OF LATHON LOT, WHICH IS SIMULTANEOUSLY HEREWITH BEING CORRECTED AS TO THE DESCRIPTION; THENCE WITH LATHON'S LINE, NORTH 49 DEGREES 19' WEST 216 FEET TO A POINT; THENCE SOUTH 52 DEGREES 54' WEST 50 FEET TO THE NORTH MARGIN OF A 30 FOOT ALLEY ABOVE MENTIONED; THENCE WITH THE MARGIN OF THE SAME, SOUTH 49 DEGREES 07' EAST 220.0 FEET TO THE POINT OF BEGINNING.

THIS BEING THE SAME PROPERTY CONVEYED FROM 2015C PROPERTY OWNER LLC TO SB TRS LLC BY DEED RECORDED ON 07/06/2015 AS INSTRUMENT# 20150706-0065415, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

VALUE AFFIDAVIT

STATE OF Florida

COUNTY OF Orange

The actual consideration or value, whichever is greater, for this transfer is $110,250.00.

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 St. Stern, 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:
Notary' Seal (if on paper)

KIANNA WALKER NOTARY PUBLIC JACKSON COUNTY GEORGIA EXPIRES JULY 26, 2019