Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20160027501 DEEDWARR
Recvd: 04/05/16 11:24 3 pgs
Fees:18.00 Taxes:399.23
20160405-0032459

This instrument prepared by and (MAIL) instrument may be returned to:
OS National, LLC
2170 Satellite Blvd., Suite 200
Duluth, GA 30097
Telephone No. 770-497-9100

Send tax bills to:
Jesus Angel Rodriguez
405 Bluegrass Avenue
Madison, TN 37115

Name and address of new owner:
Jesus Angel Rodriguez
405 Bluegrass Avenue
Madison, TN 37115

Map parcel number:
05112008500

Source of title: Instrument No. 20150706-0065113, Davidson County, TN

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,

Jesus Angel Rodriguez

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, 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, 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, buil ding 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 April 1, 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

By: _____

Name: Maria-Elena Perez

Title: Vice President of Dispositions

State of Florida

County of Orange

Before me, the undersigned Notary Public in and for said County and State, personally appeared Maria-Elena Perez (name of the natural person executing the instrument), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be V.P. of Dispositions of SB TRS, LLC, a Delaware limited liability company, the within named bargainor, and that he/she as such V.P. of Disp. being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Maria-Elena Perez.

Witness my hand and seal, at office, this 1st day of April, 2016.

Cathy L Behe

Notary Public

Printed Name: Cathy L Behe

My commission expires:
(Affix Seal)

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

VALUE AFFIDAVIT

State of Florida

County of Orange

The actual consideration or value, whichever is greater, for this transfer is $107,900.00.

_____

Affiant

Subscribed and sworn to before me this 1st day of April, 2016.

Cathy L Behe

Notary Public

Printed Name: Cathy L Behe

My Commission Expires:
(Affix Seal)

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly part of Lot No. 22, as shown on the map entitled the Plan of Montague Park, of record in Book 421, page 141, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot No. 22 fronts 80 feet on the northerly side of Bluegrass Avenue and runs back 189.5 feet, more or less, on the easterly line and 191.5 feet on the westerly line to a dead line, measuring 82 feet thereon.

Being a portion the same property conveyed to 2015C PROPERTY OWNER, LLC, by deed from THE AMERICAN HOME REAL ESTATE PARTNERSHIP IV, LP, of record in Instrument No. 20150406-0029289 , dated April 1, 2015 , said Register's Office. Being further conveyed to SB TRS, LLC, by Quitclaim Deed from 2015C PROPERTY OWNER, LLC, of record in Instrument No. 20150706-0065113, dated July 29, 2015, said Register's Office.