Davidson County DEEDWARR
Recvd: 06/02/16 16:02 5 pgs
Fees:28.00 Taxes:425.50
20160602-0055877

WARRANTY DEED

MAIL RECORDED DEED TO:

ERICA FIELDS
OS NATIONAL, LLC
2170 SATELLITE BOULEVARD, SUITE 200
DULUTH, GA 30097
FILE # 105262

OWNER (SEND TAX BILLS TO):

MAHELET D. HAILE
305 BRISTOL MT. CT.
ANTIOCH, TN 37013

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, SB TRS LLC, a Delaware limited liability company (herein, "Grantor"), whose address is 3300 Fernbrook Ln. N Ste. 210, Plymouth, MN 55447, hereby sells, transfers and conveys to MAHELET D. HAILE, an unmarried man (herein, "Grantee"), whose address is 305 Bristol Mt. Ct., Antioch, TN 37013, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 3132 Stoney Brook Circle, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

WITNESS my hand and seal this 17th day of May, 2016.

PIN NO: 150 07 0 069.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

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
Its: Vice President of Dispositions

STATE OF Florida
COUNTY OF Orange

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Maria-Elena Perez with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the Vice President of Dispositions of Silver Bay Operating Partnership L.P., a Delaware limited partnership, member of Silver Bay Management LLC, a Delaware limited liability company, General Partner of Silver Bay Realty Trust Corp, a Delaware corporation, sole member of SB TRS LLC, a Delaware limited liability company, and that the foregoing instrument was executed on behalf of said limited liability company pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 17th day of May, 2016.

[Affix Notary Seal]

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

SIGNATURE OF NOTARY PUBLIC
My commission expires: 8/18/17

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 115,000.00.

GRANTEE

Grantee signature Mahelet D Haile
Mahelet D. Haile

Subscribed and sworn to under oath before me, this 17 day of May, 2016.

Valise Jackson
SIGNATURE OF NOTARY PUBLIC
My commission expires: 6/28/17

[Affix Notary Seal]

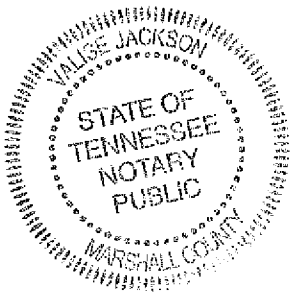


EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 82 ON THE PLAN OF TOWNE VILLAGE OF THE COUNTRY OF RECORD IN PLAT BOOK 5200, PAGES 55 AND 56, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Said property being the same property conveyed by Quit Claim Deed from 2015C PROPERTY OWNER LLC to SB TRS LLC, recorded July 6, 2015, at Instrument No. 201507060065416, of the Real Property Records of Davidson County, Tennessee.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20150706-0065416, on July 6, 2015.

PIN NO: 150 07 0 069.00

STREET ADDRESS:

3132 Stoney Brook Circle, Antioch, TN 37013

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, Caroline 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 Stern

State of GEORGIA
County of GWINNETT

Personally appeared before me, Krista Murphy, a notary public for this county and state, Caroline 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)

KRISTA MURPHY NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA JUNE 12, 2017