Davidson County DEEDWARR
Recvd: 06/30/16 08:53 5 pgs
Fees:28.00 Taxes:451.40
20160630-0066702

WARRANTY DEED

MAIL RECORDED DEED TO:

ERICA FIELDS
OS NATIONAL, LLC
2170 SATELLITE BOULEVARD, SUITE 200
DULUTH, GA 30097
FILE # 105632-15

OWNER (SEND TAX BILLS TO):

REX RESIDENTIAL PROPERTY OWNER, LLC
3 CORDES STREET
CHARLESTON, SC 29401

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED TWENTY-TWO THOUSAND AND 00/100 Dollars ($122,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHELE B. HAYNES, an unmarried woman (herein, "Grantor"), whose address is 613 Baldwin Court, Nashville, TN 37207, hereby sells, transfers and conveys to REX RESIDENTIAL PROPERTY OWNER, LLC, a Delaware limited liability company (herein, "Grantee"), whose address is 3 Cordes Street, Charleston, SC 29401, 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: 613 Baldwin Court, Nashville, TN 37207

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 24th day of June, 2016.

PIN NO: 059-11-0-176.00

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

GRANTOR:

Michele B. Haynes

Michele B. Haynes

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Michele B. Haynes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of June, 2016.

[Affix Notary Seal]

AUDRA D. CROSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Audra D. Cross
SIGNATURE OF NOTARY PUBLIC
My commission expires: 4-20-20

OATH OF CONSIDERATION

STATE OF Georgia
COUNTY OF Gwinnett

The actual consideration or value, whichever is greater, for this transfer is $ 122,000.00 .

OS National, LLC
Printed name: Bryan Linn

Subscribed and sworn to under oath before me, this 24th day of June, 2016

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: Oct. 12, 2019

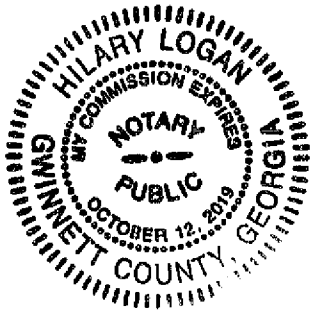


EXHIBIT A

[Legal Description]

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 LOT(S) 500, AS SHOWN ON THE MAP ENTITLED HAYNES MANOR, SECTION 4, OF RECORD IN PLAT BOOK 4175, PAGE(S) 90, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

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. 20050822-0099786 on August 22, 2005.

PIN NO: 059-11-0-176.00

STREET ADDRESS:

613 Baldwin Court, Nashville, TN 37207

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.

Certificate of Authenticity

I, Jennifer Slifkin, 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

State of Georgia

County of Gwinnett

Personally appeared before me, Brenda Jeanne Young, a notary public for this county and state, Jennifer Slifkin 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's Seal (If on paper)

BRENDA JEANNE YOUNG NOTARY PUBLIC Exp. Jan. 26, 2018 PICKENS COUNTY, GA