Davidson County DEEDWARR
Recvd: 10/21/16 15:59 5 pgs
Fees:28.00 Taxes:436.60
20161021-0111771

WARRANTY DEED

MAIL RECORDED DEED TO:

OS NATIONAL, LLC
2170 SATELLITE BOULEVARD, SUITE 200
DULUTH, GA 30097
FILE NO. 108669-15

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 EIGHTEEN THOUSAND AND 00/100 Dollars ($118,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, KRISTEN EDMONTSON, an unmarried woman (herein, "Grantor"), whose address is 2000 Glen Echo Road, Nashville, TN 37215, 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: 100 Crystal 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 18th day of October, 2016.

PIN NO: 032 09 0 008.00

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

GRANTOR:

Kristen Edmontson

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kristen Edmontson, 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 13th day of October, 2016.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 6-30-18

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 06-30-2018
WILLIAMSON COUNTY

OATH OF CONSIDERATION

STATE OF South Carolina
COUNTY OF Charleston

The actual consideration or value, whichever is greater, for this transfer is $ 128,000.

GRANTEE

Grantee signature _____
Rex Residential Property Owner, LLC
Printed name: Garrett M. Daniel
Title: Assistant Secretary

Subscribed and sworn to under oath before me, this 13th day of October, 2016.

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/21/24

[Affix Notary Seal]

PAUL PETTINELLI
NOTARY PUBLIC
STATE OF SOUTH CAROLINA
MY COMM. EXP. 5-21-2024

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 NO. 129 ON THE PLAN OF TIMERTRAIL SUBDIVISION, SECTION II, AS OF RECORD IN PLAT BOOK 5200, PAGE 333, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HERE MADE FOR A COMPLETE DESCRIPTION THEREOF.

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 Deed Book 20160907-0094060 on September 7, 2016.

PIN NO: 032 09 0 008.00

STREET ADDRESS: 100 Crystal 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.

True Copy Certification

I, Stacy Martin, 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: Stacy Martin

State of GEORGIA
County of GWINNETT

Personally appeared before me, Lorraine Perez, a notary public for this county and state, Stacy Martin, 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)

LORRAINE PEREZ
NOTARY PUBLIC, FORSYTH COUNTY, GEORGIA
MY COMMISSION EXPIRES MARCH 25, 2017