WARRANTY DEED

ASHLEY M CAMERON Notary Public Gaston County My Commission Expires 4/1/2020 NORTH CAROLINA

STATE OF NC
COUNTY OF Mecklenburg

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,000.00

K Cassidy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF Oct., 2016.

Ashley M Cameron
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
CSH Property One, LLC, a Delaware Limited Liability Company	C/O Colony Starwood Homes	142130B21300CO
(NAME)	(NAME)	
8665 E Hartford Dr Ste 200	8665 E Hartford Dr Ste 200	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85255	Scottsdale, AZ 85255	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160099973 DEEDWARR
Recvd: 11/14/16 09:21 2 pgs
Fees:13.00 Taxes:1228.40
20161114-0119453

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Tajinder Kumar and Ashok Kumar, Joint Tenants With Right of Survivorship, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CSH Property One, LLC, a Delaware Limited Liability Company C/O Colony Starwood Homes, 8665 E Hartford Drive STE 200, Scottsdale, AZ 85255 THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 203 ON THE PLAN OF PHASE 5-B RIVERSIDE SUBDIVISION AS OF RECORD IN INSTRUMENT NO. 20030212-0019415, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TAJINDER KUMAR AND ASHOK KUMAR BY WARRANTY DEED FROM BETSY SRICHAI AND CAREY KANG-LUN HWANG, DATED JANUARY 8, 2010, OF RECORD IN INSTRUMENT NO. 20100108-0001886, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1205 HARPETH LAKE CT., NASHVILLE, TENNESSEE 37221.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:		1205 Harpeth Lake Ct. Nashville TN 37221				
Improved	property, known as					
		(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons

whomsoever. Wherever 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 hands 10/27/16.

Tajinder Kumar

10/27/16

Ashok Kumar

10-27-16

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Tajinder Kumar Ashok Kumar with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 10/27/16.

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018

Notary Public

My Commission Expires:

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A Bell Jr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of CSH PROPERTY ONE, LLC, the within named bargainor, a limited liability company, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of CSH PROPERTY ONE, LLC by himself as Authorized Agent.

Witness my hand and official seal at _____, Tennessee, this ___ day of _____, 2016.

Notary Public
Commission Expires: _____

My