Davidson County DEEDWARRSP
Recvd: 01/09/17 08:57 5 pgs
Fees:28.00 Taxes:473.60
20170109-0001984

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:

MELANIE COLLINS
OS NATIONAL, LLC
2170 SATELLITE BOULEVARD, SUITE 200
DULUTH, GA 30097
#10.4-COL-CAFCRX4-79

OWNER (SEND TAX BILLS TO):

CONREX RESIDENTIAL PROPERTY GROUP 2013-1, LLC
3 CORDES ST.
CHARLESTON, SC 29401

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED TWENTY-ONE THOUSAND THREE HUNDRED SEVENTY-EIGHT AND 00/100 Dollars ($121,378.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, REX RESIDENTIAL PROPERTY OWNER, LLC, a Delaware limited liability company (herein, "Grantor"), whose address is 3 Cordes St., Charleston, SC 29401, hereby sells, transfers and conveys to CONREX RESIDENTIAL PROPERTY GROUP 2013-1, LLC, a Delaware limited liability company (herein, "Grantee"), whose address is 3 Cordes St., 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: See Exhibit A Attached

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 any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

WITNESS my hand and seal this 28 day of December, 2016.

PIN NO: See Exhibit A Attached

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

GRANTOR:

Rex Residential Property Owner, LLC

By: _____
Printed Name: Ralph Nacey
Its: President

STATE OF SC
COUNTY OF Oco

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Ralph Nacey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the President of Rex Residential Property Owner, LLC, 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 28 day of Dec, 2016

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

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

OATH OF CONSIDERATION

STATE OF SC
COUNTY OF Clas

The actual consideration or value, whichever is greater, for this transfer is $ 128,000.00.

GRANTEE

Conrex Residential Property Group 2013-1, LLC

By: Connorex-Lucinda, LLC, a South Carolina limited liability company, as Manager

By: Ralph Nacey
Its: Member/Manager

Subscribed and sworn to under oath before me, this 25 day of Dec, 2016

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires:

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

EXHIBIT A

[Legal Description]

Address : 613 BALDWIN CT, NASHVILLE, DAVIDSON, TN 37207
Parcel Identification Number : 059 11 0 176 00
Client Code : CAFCRX4-79

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.

THE INSTRUMENT CONSTITUTING THE SOURCE OF THE BORROWERS INTEREST IN THE FOREGOING DESCRIBED PROPERTY WAS A WARRANTY DEED RECORDED IN INSTRUMENT: 20160630-0066702 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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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, in: See Exhibit A Attached

PIN NO: See Exhibit A Attached
STREET ADDRESS:

See Exhibit A Attached

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, Elizabeth Dillon, 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: Elizabeth Dillon

State of GEORGIA
County of GWINNETT

Personally appeared before me, Krista Murphy, a notary public for this county and state, Elizabeth Dillon, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

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

My Commission Expires:
Notary' Seal (if on paper)