BILL GARRETT, Davidson County
Trans:T20170026955 DEEDWARR
Recvd: 03/30/17 14:08 2 pgs
Fees:13.00 Taxes:1095.20
20170330-0031171

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176103

STATE OF ~~TENNESSEE~~ NC
COUNTY OF ~~DAVIDSON~~ Mecklenburg

The actual consideration or value, whichever is greater, for this transfer is $296,000.00

K Cassidy
Affiant

Subscribed and sworn to before me, this the 27th day of MARCH, 2017.

Ashley M Cameron
Notary Public
My Commission Expires: 1/7/2020

ASHLEY M CAMERON
Notary Public
Gaston County
My Commission Expires
1/7/2020
NORTH CAROLINA

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
CSH Property One, LLC 8665 E. Hartford Dr.,Ste 200 Scottsdale, AZ 85255	CSH Property One,LLC C/O Colony Starwood Homes 8665 E. Hartford Dr.,ste#200 Scottsdale, AZ 85255	181-11-B-74.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Benjamin Lifsey and wife Lindsey Anne Lifsey**, hereinafter called the Grantors, 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 Dr.,Ste#200. Scottsdale, AZ 85255, hereinafter called the Grantees, 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 No. Lot No. 74 on the Plan of The Hills at Concord Place, Phase Three, of record in Instrument No. 20071226-0147287, (formerly known as Concord Place II, Phase 2), of record in Instrument No. 20071120-0136051, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Benjamin Lifsey, single man by Warranty Deed from Michael Davis and wife, Amy Davis, dated September 6, 2012, recorded September 11, 2012, of record in Instrument No. 20120911-0082279, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 7343 Autumn Crossing Way, Brentwood, TN 37027

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to the GRANTEES who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of MARCH, 2017.

Benjamin Lifsey

Lindsey Anne Lifsey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Benjamin Lifsey and Lindsey Anne Lifsey**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27 day of MARCH, 2017.

Notary Public
My Commission expires:
4-28-19

