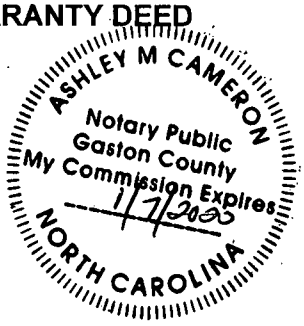
NC

WARRANTY DEED



STATE OF ~~TENNESSEE~~
COUNTY OF ~~Williamson~~ Mecklenburg

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,500.00

K Cassidy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2017.

Ashley M Ca
Notary Public

MY COMMISSION EXPIRES: 1/7/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CSH Property One, LLC, a Delaware Limited Liability Company	c/o Colony Starwood Homes	172-15-OA-109.00
(NAME)	(NAME)	
8665 E. Hartford Drive, Ste 200	8665 E. Hartford Drive, Ste 200	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85255	Scottsdale, AZ 85255	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Alan Shipston and wife, Patricia Shipston**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **CSH Property One, LLC, a Delaware Limited Liability Company, a Delaware Limited Liability Company, C/O Colony Starwood Homes, 8665 E. Hartford Drive, Ste 200, Scottsdale, AZ 85255**, hereinafter called the GRANTEE(S), their heirs and/or 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. 54, on the plan of Section Eight, Holt Woods, of record in Plat Book 9700, Page 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Alan Shipston and wife, Patricia Shipston by Warranty Deed from Philip M. Smith and wife, Laura L. Smith, dated November 12, 1998 and recorded November 25, 1998 of record in Book 11220, Page 299, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Book 9700, Page 96; (2) Covenants, conditions, easements and restrictions recorded as Book 9933, Page 153; (3) Agreement for Dedication of Easement for Sanitary Sewers and Storm Drainage recorded on January 10, 1997 in Book 10316, Page 585; (4) By-Laws of Holt Woods Homeowners' Association, Inc., recorded as Book 9570, Page 13; (5) Charter and Articles of Incorporation of Holt Woods Homeowners' Association, Inc., recorded as Book 9570, Page 5; (6) Quitclaim Deed to Holt Woods Homeowner's Association, Inc., recorded as Instrument No. 20020807-0095356, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

File No.: 01288-36872
SMG TN Warranty Deed

BILL GARRETT, Davidson County
Trans: T20170039210 DEEDWARR
Recvd: 05/09/17 08:31 2 pgs
Fees: 13.00 Taxes: 971.25

20170509-0045736

This is improved ☑ property, known as 1005 Cobble Place, Nashville, TN 37211
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 this 26th day of April, 2017.

Alan Shipston

Patricia Shipston

State of Tennessee
County of Williamson

Personally appeared before me Alan Shipston and Patricia Shipston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of April, 2017.

Notary Public Christopher R. Jackson
My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129