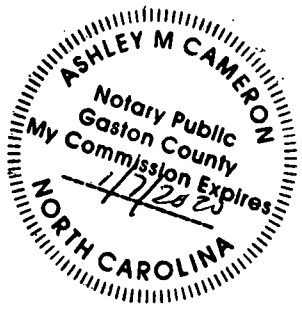
WARRANTY DEED



MST 2017-0625

STATE OF ~~TENNESSEE~~ NC
COUNTY OF ~~WILLIAMSON~~ Mecklenburg

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

KCassidy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May, 2017

Ashley M Cam
Notary Public

MY COMMISSION EXPIRES: 1/1/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CSH Property One, LLC, a Delware Limited Liability Company	CSH Property One, LLC c/o Colony Starwood Homes	173-10-0A-145.00-CO
(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)	

BILL GARRETT, Davidson County
Trans:T20170041947 DEEDWARR
Recvd: 05/17/17 11:31 2 pgs
Fees:13.00 Taxes:1165.50
20170517-0048878

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Christopher Aaron Bradford and Sarah Lynn White Bradford, husband and wife,** 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 Drive 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. 89 on the Plan of Phase 2, Section 3, Barnes Bend Estates of record in Plat at Instrument No. 20140225-0016132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher Aaron Bradford and Sarah Lynn White Bradford, husband and wife by Special Warranty deed from The Jones Company of Tennessee, LLC, a Missouri limited liability company of record in Instrument No. 20150302-0017708 Register's Office for Davidson County, Tennessee, dated February 27, 2015 and recorded on March 02, 2015.

Subject to: Property taxes for 2017 have been prorated and the Grantee has assumed payment thereof when same become due and payable; Subject to all matters shown on the Plan of record as Instrument Number 20140225-0016132, Register's Office of Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plat Book 6050, Page 146, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Barnes Bend Estates with By-Laws of Barnes Bend Estates Homeowners' Association, Inc. appended thereto, of record in Instrument Number 20050524-0058309, Register's Office for Davidson County, Tennessee. Charter for HOA of record in Instrument Number 20021217-0155805, in the Register's Office for Davidson County, Tennessee. Deed of common areas to Barnes Bend Estates Homeowners' Association, Inc. of record in Instrument Number 20100520-0039082, in the Register's Office for Davidson County, Tennessee. Storm water detention agreement of record in Instrument Number 20040907-0107464 and Instrument Number 20050524-0058216, in the Register's Office for Davidson County, Tennessee. Sanitary sewer easement of

record in Instrument Number 20040413-0041473, in the Register's Office for Davidson County, Tennessee. Ingress & egress easement of record in Book 5385, Page 986, in the Register's Office for Davidson County, Tennessee. Public right of way easement of record in Book 5215, Page 482, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 6515, Page 495, in the Register's Office for Davidson County, Tennessee.

This property, known as 3440 Turfway Lane, Antioch, TN 37013
(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 my/our hand(s) this 11th DAY OF May, 2017.

Christopher Aaron Bradford

Christopher Aaron Bradford

Sarah Lynn White Bradford

Sarah Lynn White Bradford

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher Aaron Bradford and Sarah Lynn White Bradford, husband and wife, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of May, 2017.

Notary Public

My Commission Expires: 9/7/20

(SEAL

