After Recording Return To:
Westcor Investor Services
600 W. Germantown Pike, Suite 450
Plymouth Meeting, PA 19462

Davidson County DEEDWARRSP
Recvd: 06/01/17 09:09 7 pgs
Fees:38.00 Taxes:4635.78
20170601-0054282

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Safari One Asset Company, LLC, a Delaware Limited Liability Company, C/o 5001 Plaza on the Lake, Suite 200, Austin, TX 78746

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
SEE ATTACHED EXHIBIT A

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the April 27th, 2017, by and between **JEFF I, LLC, a Delaware Limited Liability Company**, whose mailing address is **5001 Plaza on the Lake, Suite 200, Austin, TX 78746**, hereinafter grantor, and party of the first part, for **$1,252,913.66** (**One Million Two Hundred Fifty Two Thousand Nine Hundred Thirteen Dollars and 66/100**) in consideration paid grants with covenants of limited warranty to **Safari One Asset Company, LLC, a Delaware Limited Liability Company**, hereinafter grantee, party of the second part, whose tax mailing address is **C/o 5001 Plaza on the Lake, Suite 200, Austin, TX 78746**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration **$1,252,913.66** (**One Million Two Hundred Fifty Two Thousand Nine Hundred Thirteen Dollars and 66/100**) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **SEE ATTACHED EXHIBIT A**.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than

condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on April 27, 2017:

JEFF I, LLC, a Delaware Limited Liability Company

By: Main Street Renewal

Name: Its Authorized Signor

By: Karen McConnell

Its: Karen McC

STATE OF TEXAS

COUNTY OF TRAVIS

Before me, Andrew Ciminо, a Notary Public of said State and County aforesaid, personally appeared Karen McConnell its Authorized Signor on behalf of Main Street Renewal the Authorized Signor on behalf of **JEFF I, LLC, a Delaware Limited Liability Company** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Authorized Signor of Main Street Renew the within named Grantor, Party of the First Part and Bargainor, a Delware LLC ~~corporation~~, and that he or she as such Authorized Signor, executed the foregoing instrument for the purpose therein contained, by signing the name of Jeff I, LLC ~~Inc.~~, by himself or herself as such Authorized Signor,.

Witness my hand and seal, this 27 day of April.

Andrew Cimino

Notary Public

My Commission Expires 1/6/21

NOTARY PUBLIC STATE OF TEXAS
ANDREW CIMINO
Notary ID # 130951807
My Commission Expires
January 6, 2021

Maximum principal indebtedness for Tennessee recording tax purposes is $1,252,913.66
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Pennsylvania
County of Montgomery

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $1,252,913.66 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 26 day of May, 2017.

Affiant

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
STEVEN TRAVASCIO, Notary Public
City of Philadelphia, Phila. County
My Commission Expires February 19, 2018

Gavin A. Jones
Print Name

(Seal)

Notary Public

My commission expires:

2/19/18

Steven Travascio
Print Name

CTIC# _____

EXHIBIT A

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. 35, FINAL PLAT OF VILLAGES OF LONG HUNTER, P.U.D., PHASE I, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20010123-0006894, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.
PROPERTY ADDRESS: 7521 W WINCHESTER DR., ANTIOCH, TN 37013
PARCEL NUMBER: 151100A03500CO

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed Recorded 10/3/2014 as Doc# 20141003-0091393 in the Register's Office of Davidson County, Tennessee.

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE. LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 29 ON THE PLAN OF STONE HEDGE, SECTION 3, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 9700, PAGE 219, AMENDED IN BOOK 10159, PAGE 42, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION.
PROPERTY ADDRESS: 825 STONE HEDGE CT., OLD HICKORY, TN 37138
PARCEL NUMBER: 5316024800

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed Recorded 7/14/2016 as Doc# 20160714-0072066 in the Register's Office of Davidson County, Tennessee.

A CERTAIN TRACT OR PARCEL OF LAND TOGETHER WITH ALL IMPROVEMENTS THEREON AND APPURTENANCES THERETO, IN DAVIDSON COUNTY, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS: LOT 201, PEPPERTREE FOREST, SECTION 19, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 783, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.
PROPERTY ADDRESS: 1908 TREEVIEW CT., ANTIOCH, TN 37013
PARCEL NUMBER: 17602005800

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed Recorded 7/29/2016 as Doc# 20160729-0078477 in the Register's Office of Davidson County, Tennessee.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 27 ON THE PLAN OF RIVER GLEN PHASE 7, OF RECORD IN INSTRUMENTNO. 20040212-0016958 AND PART OF THE HORIZONTAL PROPERTY REGIME OF RIVER GLEN, A HORIZONTAL PROPERTY REGIME CREATED UNDER A MASTER DEED AND BY-LAWS OF RECORD IN BOOK 7566, PAGE 571, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH RIVER GLEN PHASE 7 IS SUBMITTED BY DECLARATION OF SUBMISSION OF RECORD IN INSTRUMENT NO. 20040713-0083147, REGISTER'S OFFICE FOR SAID COUNTY.
PROPERTY ADDRESS: 2626 RIVER MEADE WAY, NASHVILLE, TN 37214
PARCEL NUMBER: 052130B34600CO

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed Recorded 8/26/2016 as Doc# 20160826-0089476 in the Register's Office of Davidson County, Tennessee.

THE FOLLOWING LAND LOCATED IN THE DAVIDSON COUNTY, TENNESSEE: BEING LOT. NO. 9 ON THE PLAN OF RIVER GLEN PHASE 6, OF RECORD IN INSTRUMENT NUMBER 20050602-0062805, AND A PART OF THE HORIZONTAL PROPERTY REGIME OF RIVER GLEN, A HORIZONTAL PROPERTY REGIME CREATED UNDER A MASTER DEED AND BY-LAWS OF RECORD IN BOOK 7566, PAGE 571, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH RIVER GLEN PHASE 6 IS SUBMITTED TO BY DECLARATION OF SUBMISSION OF RECORD IN INSTRUMENT NUMBER 20050713-0081132, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
PROPERTY ADDRESS: 3168 PENN MEADE WAY, NASHVILLE, TN 37214
PARCEL NUMBER: 052130B39400CO

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed Recorded 8/18/2016 as Doc# 20160818-0086422 in the Register's Office of Davidson County, Tennessee.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 20, PHASE III, REVISION CONWAY COURT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 689, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.
PROPERTY ADDRESS: 4604 CONWAY CT., OLD HICKORY, TN 37138
PARCEL NUMBER: 064130B12900CO

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed Recorded 7/29/2016 as Doc# 20160729-0078479 and corrected by Scrivener's Affidavit Recorded 6/20/2016 as Doc# 20160819-0086750 in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Gavin A. Jones, 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

State of Pennsylvania

County of Montgomery

Personally appeared before me, Steven Travascio, a notary public for this county and state, Gavin Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/19/18
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
STEVEN TRAVASCIO, Notary Public
City of Philadelphia, Phila. County
My Commission Expires February 19, 2018