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

Davidson County DEEDWARRSP
Recvd: 06/01/17 10:36 8 pgs
Fees:43.00 Taxes:7977.28
20170601-0054369

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 **MUPR 3 Assets, 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 **$2,156,020.54** (**Two Million One Hundred Fifty Six Thousand Twenty Dollars and 54/100**) 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 **$2,156,020.54** (**Two Million One Hundred Fifty Six Thousand Twenty Dollars and 54/100**) 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:

MUPR 3 Assets, LLC, a Delaware Limited Liability Company

By: Main Street Renewal

Name: Its Authorized Signor

By: Karen McConnell

Its: Karen McCel

STATE OF TEXAS

COUNTY OF TRAVIS

Before me, Andrew Cimino, 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 **MUPR 3 Assets, 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 Renewal the within named Grantor, Party of the First Part and Bargainor, a Delaware 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 MUPR3 Assets, LLC, 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 1/6/2021

ANDREW CIMINO
Notary ID # 130951807
My Commission Expires
January 6, 2021

Maximum principal indebtedness for Tennessee recording tax purposes is $2,156,020.54
(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 $2,156,020.54 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.

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

Affiant

Gavin A. Jones
Print Name

(Seal)

Notary Public

My commission expires:

2/19/18

Steven Travascio
Print Name

CTIC# _____

EXHIBIT A

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE. BEING LOT NO 32, ON THE REVISED PLAN OF CEDAR CREEK, PHASE ONE, OF RECORD IN PLAT BOOK 6900, PAGE 848, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.
Property Address: 324 SCOTTS CREEK PL., HERMITAGE, TN 37076
Parcel Number: 075I20A03200CO

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed Recorded 2/2/2016 as Doc# 20160202-0009886 in the Register's Office of Davidson County, Tennessee.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 408 ON THE PLAN OF SECOND REVISION - PHASE SIX VILLAGES OF BRENTWOOD AS OF RECORD IN PLAT BOOK 6900, PAGE 316, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.
Property Address: 5501 FAIRHAVEN DR., NASHVILLE, TN 37211
Parcel Number: 1611OOB1120000

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed Recorded 8/25/2015 as Doc# 20150825-0086110 in the Register's Office of Davidson County, Tennessee.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO, 371 ON THE PLAN OF PEPPERTREE FOREST, SECTION 5, OF RECORD IN PLAT BOOK 6050, PAGE 553, REGISTERS OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.
Property Address: 4421 STONEVIEW DR., ANTIOCH, TN 37013
Parcel Number: I65I30A0I700CO

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed Recorded 12/23/2015 as Doc# 20151223-0129415 in the Register's Office of Davidson County, Tennessee.

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. 157 ON THE PLAN OF CHATHAM POINTE, AS SHOWN BY PLAT OF RECORD EM PLAT BOOK 6900, PAGES 444, 445, 446 AND 447, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.
Property Address: 3120 KENNEBECK PL., ANTIOCH, TN 37013
Parcel Number: 15I010A15700CO

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed Recorded 8/19/2015 as Doc# 20150819-0083618 in the Register's Office of Davidson County, Tennessee.

THE FOLLOWING LAND LOCATED IN THE DAVIDSON COUNTY, TENNESSEE: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 484 ON THE PLAN OF FINAL P.U.D PLAN SECTION FIVE, TOWNE VILLAGE OF THE COUNTRY OF RECORD IN PLAT BOOK 6250, PAGE(S) 783 AND 784, IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY. SAID LOT NO. 484 FRONTS 66.72 FEET ON THE WESTERLY MARGIN OF PLACID COURT AND EXTENDS BACK 144.45 FEET ON THE NORTHERLY LINE AND 105 FEET ON THE SOUTHERLY LINE TO A BROKEN LINE IN THE REAR MEASURING 110.79 FEET THEREON.
Property Address: 1205 PLACID CT., ANTIOCH, TN 37013
Parcel Number: 15008007600

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed Recorded 8/25/2016 as Doc# 20150825-0085669 in the Register's Office of Davidson County, Tennessee.

LOT 44, SECTION ONE, HALLMARK, A CLUSTER LOT SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20050315-0028142, DI THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.
Property Address: 861 PIN OAK DR., ANTIOCH, TN 37013
Parcel Number: 164 08 OA 028.00

DERIVATION CLAUSE

THE INSTRUMENT CONSTITUTING THE GRANTOR'S SOURCE OF TITLE IN THE PROPERTY DESCRIBED HEREIN WAS A DEED RECORDED 10/26/2016 AS DOC# 20061026-0113188 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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 14, BRET RIDGE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 121, 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: 1205 JACKSONS VIEW RD., HERMITAGE, TN 37076
Parcel Number: 086070A01400CO

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed Recorded 10/5/2016 as Doc# 20161005-0105193 in the Register's Office of Davidson County, Tennessee.

LOT 10, ON THE PLAN OF BRET RIDGE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 121, m THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.
Property Address: 1149 JACKSONS VIEW RD., HERMITAGE, TN 37076
Parcel Number: 086070A0I000CO

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed Recorded 9/27/2016 as Doc# 20160927-0101553 in the Register's Office of Davidson County, Tennessee.

BEING LOT 26 ON THE PLAN OF RIVER GLEN PHASE 7 OF RECORD IN INSTRUMENT #20040212-0016958 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 7 IS SUBMITTED BY DECLARATION OF SUBMISSION OF RECORD AS INSTRUMENT #20040713-0083147 REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.
Property Address: 2628 RIVER MEADE DR., NASHVILLE, TN 37214
Parcel Number: 052130B34500CO

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed Recorded 11/7/2016 as Doc# 20161107-0117540 in the Register's Office of Davidson County, Tennessee.

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 23 8 ON THE PLAN OF PEPPERTREE FOREST, SECTION 18, OF RECORD IN PLAT BOOK 8250, PAGE 260, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.
Property Address: 1805 HICKORY LAWN CT., ANTIOCH, TN 37013
Parcel Number: 176 01 0 088.00

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed Recorded 11/22/2016 as Doc# 20161122-0123065 in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Cedar McCredie, 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, Cedar McCredie 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