WARRANTY DEED

JILL BRANYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: 07-08-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CSH Property One, LLC, a Delaware Limited Liability Company	CSH Property One, LLC C/O Colony Starwood Homes	174-01-0A-068.00CO
(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 consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Roberto Roxas, a married man, 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, 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. Twenty-Nine (29) on the Plan of First Amendment Rivendell Woods, Phase One, Section One of record in Plat at Instrument No. 20070329-0037618, 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 Roberto Roxas, married by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20081223-0122267 Register's Office for Davidson County, Tennessee, dated December 18, 2008 and recorded on December 23, 2008.

Being the same property conveyed to Roberto Roxas by Quitclaim deed from Roberto Roxas, married of record in Instrument No. 20081223-0122269 Register's Office for Davidson County, Tennessee, dated December 18, 2008 and recorded on December 23, 2008.

The herein and described property is not now or has ever been the prime residence of the grantors former spouse, Stephanie Kaye Roxas.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 1056 Shire Drive, Nashville, 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.

BILL GARRETT, Davidson County
Trans:T20170074708 DEEDWARR
Recvd: 08/28/17 11:06 2 pgs
Fees:13.00 Taxes:723.35
20170828-0087973

Witness my hand this 18th day of August, 2017.

Roberto Roxas

STATE OF TENNESSEE

COUNTY OF Davidson

On this 18th day of August, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Roberto Roxas**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
07-08-19

Notary Public

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019