This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties.

MAP/GROUP/PARCEL 126160 609.00

NAME & ADDRESS OF NEW OWNER:
CSH Property One, LLC
8665 E Hartford Drive STE 200
Scottsdale, AZ 85255

SEND TAX BILLS TO:
C/O Colony Starwood Homes
8665 E Hartford Drive STE 200
Scottsdale, AZ 85255

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **STEPHEN BADGER, a married man** "Grantor(s)" have this day bargained and sold and do hereby 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 "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 364, on the Final Plat of Riverwalk, Phase 4C, as shown by plat appearing of record in Instrument No. 20060328-0035052, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Steve Badger, a married man, by Warranty Deed from Corinthian Custom Homes, LLC, dated May 25, 2007, appearing of record in Instrument No. 20070531-0064817, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 7416 Riverland Dr., Nashville, TN, 37221.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their is lawfully seized and possessed of said parcel of real estate, and that his/her/their has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2017 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Bill Garrett Davidson County
Batch# 5559 **DEEDWARR**
09/28/2017 10:34:25 AM 2 pgs
Fees: $13.00 Taxes: $973.10

20170928-0099297

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 21st day of September, 2017.

Stephen Badger

Sara Badger

STATE OF Utah)
COUNTY OF Salt Lake)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Stephen Badger and Sara Badger, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 21st day of September, 2017.

NOTARY PUBLIC

My Commission Expires: NOV 29, 2018

ASHLEY AZAROW
Notary Public
State of Utah
Comm. No. 677611
My Comm. Expires Nov 29, 2018

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $263,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 21st day of September, 2017.

NOTARY PUBLIC

My Commission Expires: NOV 29, 2018

ASHLEY AZAROW
Notary Public
State of Utah
Comm. No. 677611
My Comm. Expires Nov 29, 2018

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