WARRANTY DEED

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/29/22.
(AFFIX SEAL)

KIRBY HATTAWAY NOTARY PUBLIC CABARRUS COUNTY, NC MY COMMISSION EXPIRES MAR 29 2022

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
220 Town Center Parkway, Suite 135, Spring Hill, TN 37174

File No.: HTS17-090573

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
CSH Property One, LLC, a Deleware Limited Liability Company	CSH Property One, LLC, a Deleware Limited Liability Company	
(NAME) 8665 E. Hartford Drive, Ste. 200	(NAME) 8665 E. Hartford Drive, Ste. 200	172-15-0A-179.00-CO
(ADDRESS) Scottsdale, AZ 85255	(ADDRESS) Scottsdale, AZ 85255	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SEVENTEEN THOUSAND AND NO/100 DOLLARS ($317,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WILLIAM COREY BARRY AND BREE BARRY, 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. 215 on the Plan of Section Ten, Holt Woods of record in Plat Book 9700, Page (s) 281 and 282, 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 Alexandre A. Koumtchev and spouse, Natalia S. Koumtchev by Warranty deed from Mary Tom Plummer (now Mary Tom Plummer Hudgens). married of record in Instrument No. 20030623-0086288 Register's Office for Davidson County, Tennessee, dated June 13, 2003 and recorded on June 23, 2003 and re-recorded on November 07, 2003, in Instrument No. 20031107-0163926.

Bill Garrett Davidson County
Batch# 21965 **DEEDWARR**
11/03/2017 10:34:44 AM 2 pgs
Fees: $13.00 Taxes: $1,172.90

20171103-0113061

Being the same property conveyed to William Barry and Bree Barry, husband and wife by Warranty deed from Alexandre A. Koumtchev and Natalia S. Koumtcheva of record in Instrument No. 20151229-0130553 Register's Office for Davidson County, Tennessee, dated December 28, 2015 and recorded on December 29, 2015 and Scrivener's Affidavit recorded on January 28, 2016, in Instrument No. 20160128-0008215 .

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1609 Crosswind Place, Nashville, TN 37211
(House No.) (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 the 23rd day of October, 2017

William Corey Barry

Bree Barry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23 day of October, 2017, before me personally appeared William Corey Barry and Bree Barry to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 23 day of October, 2017

Commission Expires: 10.12.19

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public