Bill Garrett Davidson County
Batch# 60421 DEEDWARRSP
02/20/2018 02:39:30 PM 7 pgs
Fees: $38.00 Taxes: $1,682.68
20180220-0016072

THIS INSTRUMENT PREPARED BY:	WHEN RECORDED RETURN TO:	Send Tax Bills To Grantee at:	Map & Parcel No.
Carolyn Dale Attorney at Law*, c/o BCHH Inc., 181 Montour Run Road, Coraopolis, PA 15108	BCHH Inc., 181 Montour Run Road, Coraopolis, PA 15108	ARC RENTAL MSR I, LLC, a Delaware limited liability company c/o Global Atlantic Financial Company, 4 World Trade Center, 51st Floor, 150 Greenwich Street, New York, NY 10007	See Schedule "A" attached.

111-2HUN

SPECIAL WARRANTY DEED

$454,779.06

FOR ~~TEN DOLLARS ($10.00)~~, and other good and valuable consideration, given by **ARC RENTAL MSR I, LLC**, a Delaware limited liability company, whose address is c/o Global Atlantic Financial Company, 4 World Trade Center, 51st Floor, 150 Greenwich Street, New York, NY 10007 (**"Grantee"),** the receipt and sufficiency all of which is hereby acknowledged, **JEFF 1, LLC**, whose address is 5001 Plaza on the Lake, Suite 200, Austin, TX 78746, ("Grantor"), does hereby transfer, sell and convey unto Grantee, Grantee's heirs, and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

See **Schedule "A,"** attached hereto and incorporated herein for all purposes.

This conveyance is made subject to (i) all matters that would be disclosed by an accurate survey of the Property; (ii) the rights of tenants in possession under leases, whether recorded or unrecorded; (iii) zoning ordinances and other governmental restrictions affecting the use of the Property; and (iv) all Property-specific exceptions as noted in **Schedule "B"** attached hereto and incorporated by reference herein (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; there are no existing or ongoing violations of zoning ordinances or other governmental restrictions affecting the use of the Property; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, heirs and assigns, against the lawful claims of all persons claiming by, through, and under said Grantor, but not further or otherwise, and subject to the Permitted Exceptions. 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.

[Signature Page Follows]

Dated: 2/2/2018

GRANTOR(S):
GRANTOR:
JEFF 1, LLC
By: Main Street Renewal LLC
Its: Authorized Signor

By: Karen McConnell
Its: Closing Manager

ACKNOWLEDGMENT

STATE OF Texas)
)
COUNTY OF Travis)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Karen McConnell, the Closing Manager of Main Street Renewal LLC and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 2nd day of February, 2018.

Notary Public

LISA GARCIA
Notary ID # 129203422
My Commission Expires
December 29, 2020

My Commission Expires: 12/29/20

The preparer has not had any contact with either party and did not provide representation or legal advice to either party. Information contained in this deed was provided to the preparer by a party's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. This deed was prepared in accordance with guidelines and requirements issued by Grantor's agent. Any questions regarding the preparation of this deed should be directed to BCHH, INC., 181 Montour Run Road, Coraopolis, PA 15108.

OATH OF CONSIDERATION

The actual consideration or value, whichever is greater, for this transfer is $454,779.06

GRANTOR:
JEFF 1, LLC
By: Main Street Renewal LLC
Its: Authorized Signor

By: Karen McConnell
Its: Closing Manager

ACKNOWLEDGMENT

STATE OF Texas)
)
COUNTY OF Travis)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Karen McConnell, the Closing Manager of Main Street Renewal LLC, and is/are the person(s) who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 2nd day of February, 2018.

Notary Public

My Commission Expires: 12/29/20

LISA GARCIA
Notary ID # 129203422
My Commission Expires
December 29, 2020

Schedule A

Tract 1:

Being Lot 16, Plan of Central Valley Forest, as shown on plat of record in Plat Book 5800, Page 72, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same real estate conveyed to Grantor by instrument recorded on 8/18/2016 at Instrument No. 20160818-0086410 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 4332 Central Valley Dr, Hermitage, TN 37076
Parcel Number: 087 13 0 035.00
File Number: 1111-Z14

Tract 2:

Being Lot 87, Plan of Final Plat of The Woods of Neeley's Bend, Phase 2, as shown on record in Instrument Number 20050707-0078328, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same real estate conveyed to Grantor by instrument recorded on 7/29/2016 at Instrument No. 20160729-0078478 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 1685 Comanche Run, Madison, TN 37115
Parcel Number: 053 14 0A 076.00
File Number: 1111-Z19

Schedule B

As to Tract 1111-Z14 - 4332 Central Valley Dr, Hermitage, TN 37076 only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on plat of record in said county at Book 5800, Page 72.
2. Covenants, Conditions and Restrictions as recorded in the records of said county at Book 5903, Page 660.

As to Tract 1111-Z19 - 1685 Comanche Run, Madison, TN 37115 only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on plat of record in said county at Book 9700, Page 997.
2. Covenants, Conditions and Restrictions recorded in the records of said county at Book 11527, Page 304.
3. Easement recorded in the records of said county at Book 6932, Page 22; Book 6931, Page 982; Book 7358, Page 637; Book 8081, Page 806; Book 8081, Page 815; Book 8081, Page 818; Book 11213, Page 464; Book 11213, Page 467; Book 11213, Page 470.
4. Agreement recorded in the records of said county at Instrument Number 20030313-0033942.

True Copy Certification

I, TRAVIS A DALLET, 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 ALLEGHENY

Personally appeared before me, Joshua Geary, a notary public for this county and state, TRAVIS A DALLET 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: 4/28/21
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Joshua Geary, Notary Public
Robinson Twp., Allegheny County
My Commission Expires April 28, 2021