This instrument prepared by:
Keating Muething & Klekamp PLL
One East 4th Street, Ste. 1400
Cincinnati, OH 45202
Tel. 513-579-6549

Instrument may be returned to:
OS National LLC
2170 Satellite Blvd., Suite 200
Duluth, GA 30097
Attn.: Charles Chacko
Send tax bills to:
REX RESIDENTIAL PROPERTY OWNER A, LLC
1505 King St. Ext., Ste. 100
Charleston, SC 29405

Name and address of new owner:
REX RESIDENTIAL PROPERTY OWNER A, LLC
1505 King St. Ext., Ste. 100
Charleston, SC 29405

Map parcel number:
See Exhibit "A" attached hereto and incorporated herein.

Source of title:
See Exhibit "A" attached hereto and incorporated herein.

Bill Garrett Davidson County
Batch# 83106 DEEDWARRSP
04/20/2018 11:07:30 AM 8 pgs
Fees: $43.00 Taxes: $525.03
20180420-0037397

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

REX RESIDENTIAL PROPERTY OWNER, LLC,
a Delaware limited liability company,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

REX RESIDENTIAL PROPERTY OWNER A, LLC,
a Delaware limited liability company,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

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

Clerk/Recorder: Please index all legal descriptions or index as a multi-parcel instrument.

Witness our hand on April 18, 2018, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

REX RESIDENTIAL PROPERTY OWNER, LLC, a Delaware limited liability company

By: _____
Name: ~~Jordan Socaransky~~ Howard Fife
Its: Vice President ~~Vice President~~

State of Connecticut
County of Fairfield

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Jordan Socaransky + Howard Fife (name of the natural person executing the instrument), to me known to be the person who executed the foregoing instrument in behalf of REX RESIDENTIAL PROPERTY OWNER, LLC, a Delaware limited liability company, and that he executed the same as the free act and deed of said REX RESIDENTIAL PROPERTY OWNER, LLC, a Delaware limited liability company.

Witness my hand, at office, this 9th day of April, 2018.

MARGARET FICANO
Notary Public, State of Connecticut
My Commission Expires July 31, 2020

Margaret Ficano
Notary Public
My commission expires: 7-31-20
(Affix Seal)

VALUE AFFIDAVIT

State of Connecticut
County of Fairfield

The actual consideration or value, whichever is greater, for this transfer is $ 141,900.00.

_____
Affiant

Subscribed and sworn to before me this 12th day of April, 2018.

Margaret Ficano
Notary Public
My Commission Expires: 7-31-20
(Affix Seal)

MARGARET FICANO
Notary Public, State of Connecticut
My Commission Expires July 31, 2020

EXHIBIT "A"

PROPERTY SCHEDULE

Count	FIle Number	Address	City	State	Zip	County
1	CRGA12100	100 CRYSTAL CT	NASHVILLE	TN	37207	DAVIDSON

LEGAL DESCRIPTIONS

EXHIBIT A-1

STREET ADDRESS: 100 CRYSTAL CT, NASHVILLE, TN, 37207

COUNTY: DAVIDSON

CLIENT CODE: CRGA12100

TAX PARCEL ID/APN: 032 09 0 008.00

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 129 ON THE PLAN OF TIMERTRAIL SUBDIVISION, SECTION II, AS OF RECORD IN PLAT BOOK 5200, PAGE 333, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HERE MADE FOR A COMPLETE DESCRIPTION THEREOF.

THIS BEING THE SAME PROPERTY CONVEYED FROM KRISTEN EDMONTSON, AN UNMARRIED WOMAN, TO REX RESIDENTIAL PROPERTY OWNER, LLC, BY DEED RECORDED ON 10/21/2017, AS INSTRUMENT NUMBER 20161021-0111771, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

Certificate of Authenticity

I, Jennifer Slifkin, 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.

Jennifer Slifkin
Signature

State of Georgia

County of Gwinnett

Personally appeared before me, Crystal D Tedder, a notary public for this county and state, Jennifer Slifkin who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Crystal D Tedder
Notary's Signature

My Commission Expires: 6/5/2020.

Notary's Seal (If on paper)

