Bill Garrett Davidson County
Batch# 91607 DEEDWARRSP
05/14/2018 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $961.52
20180514-0046059

STATE OF ~~TEXAS~~ CALIFORNIA
COUNTY OF Santa Clara

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 259,871.40

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS 7th DAY OF May, 2018

NOTARY PUBLIC

My Commission expires: Jan 12, 2022

M. KATHLEEN BRANYON
Comm. No. 2226010
NOTARY PUBLIC - CALIFORNIA
SAN MATEO COUNTY
My Comm. Expires Jan. 12, 2022

THIS INSTRUMENT PREPARED BY
RALPH O. FRAZIER, JR., Attorney at Law
201 Fourth Avenue North, Suite 150, Nashville, Tennessee 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
SFR Assets Owner, LLC 530 Lytton Avenu, Suite 350 Palo Alto, CA 94301	C/O MAIN STREET RENEWAL 8300 N. MOPAC EXPWY SUITE 200 AUSTIN, TX 78759	053090B04100

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00 cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

MUPR 3 ASSETS, LLC

hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

SFR ASSETS OWNER, LLC

hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Lot 19 on the Plan of Cumberland Station at Wilson Camp, Section Two, as of record in Instrument No. 20020903-0105967, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

This real property being all or part of the property conveyed to Grantor by deed of record at Instrument No. 20150825-0085671 in the Register's Office of Davidson County, Tennessee.

This property is being conveyed subject to Subdivision Restrictions, building lines and easements of record in Instrument No. 20020903-0105967; declaration of covenants, conditions and restrictions recorded in Book 10585, Page 496, Instrument Nos. 20011015-0112096, 20020722-0087864, 20020919-0114055, 20020919-0114056,

20031030-0159798; Assignment of Development Rights at Instrument No. 20061024-0131768; HOA By-Laws recorded at Instrument No. 20011017-0113082; all in the Register's Office of Davidson County, Tennessee; and 2018 Davidson County, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

This is improved property located at 1672 Cumberland Station Boulevard, Madison, TN 37115

TO HAVE AND TO HOLD said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever.

GRANTOR further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said GRANTEE, their heirs and assigns against the lawful claims of all persons claiming by, through or under GRANTOR, but no further or otherwise.

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

WITNESS my hand this 8 day of ~~APRIL~~ May, 2018.

MUPR 3 ASSETS, LLC

BY: Authorized office

ITS: Karen McConnell

STATE OF TEXAS)

COUNTY OF Travis)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Karen McConnell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Signor of **MUPR 3 ASSETS, LLC**, the within named bargainor, a limited liability company, and that he/she, as such Authorized Signor, executed the foregoing instrument for the purpose therein contained, by signing the name of **MUPR 3 ASSETS, LLC** by herself as Karen McConnell.

Witness my hand and official seal at this 8 day of ~~April~~ May, 2018.

Notary Public

Commission expires: 8/9/2021

ALYSSIA VENTURA
Notary ID #129419583
My Commission Expires
August 9, 2021

True Copy Certification

I, Maria Cocco, 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 New York

County of New York

Personally appeared before me, Erin Parker, a notary public for this county and state, Maria Cocco 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: 3/20/21

Notary' Seal (if on paper)

ERIN C PARKER
Notary Public, State of New York
Reg. No. 01PA6356129
Qualified in Kings County
Commission Expires March 20, 2021