Bill Garrett Davidson County
Batch# 121303 DEEDWARRSP
07/27/2018 07:52:30 AM 6 pgs
Fees: $33.00 Taxes: $821.75
20180727-0073201

WLTIC FILE NUMBER: AM-TPG-18-1-14

After Recording Return To:
Westcor Investor Services
600 West Germantown Pike, Ste. 450
Plymouth Meeting, PA 19462

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
SAFARI ONE ASSET COMPANY, LLC, a Delaware limited liability company, 5001 Plaza on the Lake, Suite 200, Austin, TX 78746

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 062020A32500CO

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the April 23rd, 2018, by and between **LHF 4 ASSETS, LLC**, whose mailing address is **5001 Plaza on the Lake, Suite 200, Austin, TX 78746**, hereinafter grantor, and party of the first part, for $222,093.28 (Two Hundred Twenty Two Thousand Ninety Three Dollars and Twenty Eight Cents) in consideration paid grants with covenants of limited warranty to **SAFARI ONE ASSET COMPANY, LLC, a Delaware limited liability company**, hereinafter grantee, party of the second part, whose tax mailing address is **5001 Plaza on the Lake, Suite 200, Austin, TX 78746**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $222,093.28 (Two Hundred Twenty Two Thousand Ninety Three Dollars and Twenty Eight Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **3133 Barksdale Harbor Dr., Nashville, TN 37214**.

Parcel ID: 062020A32500CO

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Exhibit A

A certain tract or parcel of land in the County of Davidson and State of Tennessee, described as follows, to wit: Lot 297, Phase Two, Section VI, River Estates, a Planned Unit Development as shown on Plat of record in Instrument Number 20010605-0058138, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

BEING the same which Nashville RE Ventures I, LLC, a Tennessee Limited Liability Company by Deed dated November 13, 2015 and recorded November 20, 2015 in the County of Davidson, State of Tennessee in 20151120-0117716 conveyed unto LHF 4 Assets, LLC.

Executed by the undersigned on April 23, 2018:

LHF 4 ASSETS, LLC, a Delaware Limited Liability Company

By: _____

Name: Karen McConnell

Its: Authorized Signer

STATE OF TEXAS

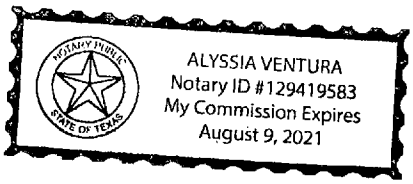
COUNTY OF TRAVIS

Before me, Alyssia Ventura, a Notary Public of said State and County aforesaid, personally appeared **Karen McConnell** its **Authorized Signer** on behalf of **LHF 4 ASSETS, LLC, a Delaware Limited Liability Company** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Authorized Signer of LHF 4 ASSETS, LLC the within named Grantor, Party of the First Part and Bargainor, a Delaware Limited Liability Company, and that he or she as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by signing the name of LHF 4 ASSETS, LLC, by himself or herself as such Authorized Signer.

Witness my hand and seal, this 23 day of April, 2018.

_____
Notary Public

My Commission Expires August 9, 2021



Maximum principal indebtedness for Tennessee recording tax purposes is $222,093.28
(Two Hundred Twenty-Two Thousand Ninety-Three Dollars and Twenty-Eight Cents)

(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of
County of

Affiant swears, affirms and certifies that the actual consideration or value, whichever is greater, for this transfer is $ 222,093.28

Subscribed and sworn to before me

This 23 day of April, 2018.

Affiant

Matthew J. Coleman
Vice President

Print Name

(Seal)

Notary Public

My commission expires:

4/26/2019

Marti McDonald

Print Name

MARTI C MCDONALD
Notary Public, State of Texas
Comm. Expires 04-26-2019
Notary ID 126059496

Tennessee Certification of Electronic Document

I, Paul Whitley (*Signer's Name*), 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.

Paul Whitley (*Signature*)

State of Pennsylvania

County of Montgomery

Personally appeared before me, **Hannah Joy Sywulak** (*Notary's Name*), a notary public for this county and state, Paul Whitley (*Signer's Name*), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Hannah Joy Sywulak (*Notary Signature*)

MY COMMISSION EXPIRES: 9/25/21

NOTARY'S SEAL

Commonwealth of Pennsylvania

Notarial Seal
HANNAH JOY SYWULAK – Notary Public
PLYMOUTH TWP, MONTGOMERY COUNTY
My Commission Expires Sep 25, 2021

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).