Bill Garrett Davidson County
Batch# 123367 DEEDWARRSP
08/01/2018 11:33:30 AM 5 pgs
Fees: $28.00 Taxes: $948.84
20180801-0075099

New Owner Name and Address:
RH Partners OwnerCo, LLC,
5001 Plaza on the Lake, Suite 200
Austin, Texas 78746

Property Address:
See Schedule "A"

Mail tax bills to:
RH Partners OwnerCo, LLC,
5001 Plaza on the Lake, Suite 200
Austin, Texas 78746

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property, whichever is greater is $256,444.46.

AFFIANT

Subscribed and sworn to before me this 30 day of July, 2018.

NOTARY PUBLIC

Commission expires: _____

PAMELA OPPENHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-19-19

SPECIAL WARRANTY DEED

Effective as of July 24, 2018, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **FIREBIRD SFE I, LLC, (the "Grantor")** a limited liability company established under the laws of the State of Delaware, has sold, conveyed and by these presents does transfer, sell and convey unto **RH Partners OwnerCo, LLC, a Delaware limited liability company, (the "Grantee")**, its successors, heirs and assigns, certain tracts or parcels of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described in **Schedule "A"** attached hereto and incorporated by reference herein (collectively, the "Property").

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.

WITNESS the Grantor's hand in Travis County, Texas on this 18 day of July, 2018.

GRANTOR:

FIREBIRD SFE I, LLC
By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Karen McConnell
Its: Closing Manager

STATE OF TEXAS
COUNTY OF TRAVIS

Before me the undersigned Notary Public of the State and County aforesaid, appeared Karen McConnell, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged herself to be the Closing Manager for Main Street Renewal LLC, the Authorized Signor FIREBIRD SFE I, LLC, the within named bargainor, and that she as such authorized signatory being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by herself as an authorized signatory.

WITNESS my hand and seal, at office in Travis County, Texas this 18 day of July, 2018.

_____
Notary Public

My Commission Expires:
1/6/2021

NOTARY PUBLIC STATE OF TEXAS
ANDREW CIMINO
Notary ID # 130951807
My Commission Expires
January 6, 2021

Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
7500 Capital Drive
Germantown, TN 38138

SCHEDULE "A"

Tract 1:

Lot 145, PHASE I, FOREST VIEW PARK, SECTION V, as shown on plat of record in Plat Book 6250, Page 203, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor by deed recorded at Instrument No. 20170712-0069967 in the Register's Office of the aforementioned County.

Property Address: 345 Cedarcliff Rd, Antioch, TN 37013
Parcel ID No.: 150-09-0-217.00
Title File No.: TB-180024

SCHEDULE "B"

As to Tract 1 - 345 Cedarcliff Rd, Antioch, TN 37013 only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE I, FOREST VIEW PARK, SECTION V, as recorded in Plat Book 6250, Page(s) 203, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

I, Susan P. Davis, 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.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Nicholas Burrage, a notary public for this county and state, Susan P. Davis, 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: July 3, 2021

Notary's Seal (If on paper)

