Bill Garrett Davidson County
Batch# 123368 DEEDWARRSP
08/01/2018 11:33:30 AM 5 pgs
Fees: $28.00 Taxes: $978.19
20180801-0075100

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 $264,377.02. 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, **TRANS AM SFE II, 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:

TRANS AM SFE II, 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 TRANS AM SFE II, 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 No. 276 on the Plan of PHASE 1, VILLAGES OF LONG HUNTER P.U.D., of record in Instrument 200101230006894, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete description.

Being the same property conveyed to Grantor by deed recorded at Instrument No. 20170810-0081931 in the Register's Office of the aforementioned County.

Property Address: 817 Winchester Close, Antioch, TN 37013
Parcel ID No.: 151 10 0A 059.00
Title File No.: TB-180021

SCHEDULE "B"

As to Tract 1 - 817 Winchester Close, Antioch, TN 37013 only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VILLAGES OF LONG HUNTER P.U.D., as recorded in Instrument , 200101230006894,in the Register's Office for 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).
2. Declaration of Covenants, Conditions and Restrictions recorded in Instrument 200105310056382,in the Register's Office for 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).
3. Easement recorded in Instrument 200009060088272, in the Register's Office for Davidson County, Tennessee.
4. Easement recorded in Instrument 200009060088271, in the Register's Office for Davidson County, Tennessee.
5. Easement recorded in Deed Book 9661, Page 919, in the Register's Office for Davidson County, Tennessee.
6. Easement recorded in Deed Book 8358, Page 94, in the Register's Office for Davidson County, Tennessee.
7. Easement recorded in Deed Book 8358, Page 91, in the Register's Office for Davidson County, Tennessee.
8. Easement recorded in Deed Book 8197, Page 288, in the Register's Office for Davidson County, Tennessee.
9. Easement for Declaration of Taking, recorded in Deed Book 4446, Page 423, in the Register's Office for Davidson County, Tennessee.
10. Easement recorded in Deed Book 2338, Page 466, in the Register's Office for Davidson County, Tennessee.
11. Easement recorded in Deed Book 1115, Page 302, in the Register's Office for Davidson County, Tennessee.
12. Easement recorded in Deed Book 1101, Page 457, in the Register's Office for Davidson County, Tennessee.

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)

