Bill Garrett Davidson County
Batch# 135482 DEEDWARR
08/31/2018 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $862.92
20180831-0086494

This Instrument Prepared By:
Larry K. Tolbert, Attorney
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
SFR Assets Owner, LLC
c/o Main Street Renewal
8300 N. Mopac Expressway #200
Austin, TX 78759

SEND TAX BILL TO:
Same

Map/Group: 149 06-0
Parcel: 069.00

MORTGAGEE:
N/A

WARRANTY DEED

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 considerations, the receipt and sufficiency of which are hereby acknowledged, **FIREBIRD SFE I, LLC, a Delaware limited liability company,** hereinafter called the "GRANTOR," has bargained and sold, and by these presents, does transfer and convey unto **SFR ASSETS OWNER, LLC, a Delaware limited liability company ,** hereinafter called the GRANTEE, its successors and assigns, that certain parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 38, Phase One, OAKWOOD SUBDIVISION, according to plat of record in Plat Book 6900, page 935, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to FIREBIRD SFE I, LLC, a Delaware limited liability company, by Warranty Deed dated October 30, 2017, of record in Instrument No. 201711130116471, said Register's Office.

The captioned property is subject to matters on plat of record in Plat Book 6900, page 935, said Register's Office. See also, easement of record in Book 4411, page 243, and Book 6269, page 197; and joint easement agreement of record in Book 9266, page 600, said Register's Office.

The captioned property is subject to restrictive covenants per plat and of record in Record 7981, page 478, Book 8038, page 838, Book 8313, page 17, Book 9237, page 1, and Book 9781, page 987; and Charter of Oakwood Homeowners Association of record in Book 7954, page 508 and Book 8013, page 624, said Register's Office.

The captioned property is subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 865 Dover Glen Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR does further covenant and bind its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors and assigns, against the lawful claims of all persons whomsoever.

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 MY HAND this 13 day of August, 2018.

FIREBIRD SFE I, LLC,
a Delaware limited liability company,

BY: **MSR II, LP,**
a Delaware limited partnership
Sole Member

BY: _____
KAREN MCCONNELL,
Authorized Officer

STATE OF TEXAS)
COUNTY OF TRAVIS)

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, personally appeared **KAREN MCCONNELL**, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Authorized Officer of **MSR II, LP**, a Delaware limited partnership, the bargainor, and that she, as such Authorized Officer, being authorized so to do, executed the foregoing (Warranty Deed) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Austin, Texas, this 13 day of August, 2018.

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

_____
NOTARY PUBLIC
My Commission Expires: 1/6/2021

STATE OF TEXAS)
COUNTY OF TRAVIS)

The actual value or consideration, whichever is greater, for this transfer is $ 233,221.42.

_____
AFFIANT

SUBSCRIBED AND SWORN to before me on this 15th day of August, 2018.

_____
NOTARY PUBLIC
My Commission Expires:

JAN RANDHARE
Notary Public, State of New York
NO. 01RA4695141
Qualified in Suffolk County
My commission expires 05/31/2019

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