This instrument prepared by:
Charles Chacko, Esq.
OS National LLC
3097 Satellite Blvd.
Building 700, Suite 400
Duluth, GA 30096
Ph: 770-497-9100

Instrument may be returned to:
OS National LLC
3097 Satellite Blvd.
Building 700, Suite 400
Duluth, GA 30096
Attn.: Securitization Department

Send tax bills to:
SFR MT LLC
1209 Orange Street
Wilmington, Delaware 19801

Name and address of new owner:
SFR MT LLC
1209 Orange Street
Wilmington, Delaware 19801

Map parcel number:
See Exhibit "A" attached hereto and incorporated herein.

Source of title:
See Exhibit "A" attached hereto and incorporated herein.

Karen Y Johnson Davidson County
Batch# 140546 DEEDWARRSP
09/13/2018 12:42:30 PM 16 pgs
Fees: $83.00 Taxes: $11,427.56
20180913-0090943

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

CONREX RESIDENTIAL PROPERTY GROUP 2012-2 (B2R 1) OPERATING COMPANY, LLC,
a Delaware limited liability company,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

SFR MT LLC, a Delaware limited liability company

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record, ad valorem taxes, and residential tenancies under unrecorded leases.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the

Clerk/Recorder: Please index all legal descriptions or index as a multi-parcel instrument.

lawful claims of all persons, claiming by, through or under the grantor, but no other.

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

[SIGNATURE IS ON FOLLOWING PAGE.]

Witness our hand on September 10, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

CONREX RESIDENTIAL PROPERTY GROUP 2012-2 (B2R 1) OPERATING COMPANY, LLC, a Delaware limited liability company

By: _____
Name: Garrett M. Daniel
Its: Authorized Signatory and Liquidator

State of SC
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, _____ (name of the natural person executing the instrument), to me known to be the person who executed the foregoing instrument in behalf of CONREX RESIDENTIAL PROPERTY GROUP 2012-2 (B2R 1) OPERATING COMPANY, LLC, a Delaware limited liability company, and that he executed the same as the free act and deed of said CONREX RESIDENTIAL PROPERTY GROUP 2012-2 (B2R 1) OPERATING COMPANY, LLC, a Delaware limited liability company.

Witness my hand, at office, this 3 day of May, 2018.

_____
Notary Public
My commission expires:
(Affix Seal)

PAUL PETTINELLI
NOTARY PUBLIC
STATE OF SOUTH CAROLINA
MY COMM. EXP. 5-21-2024

~~VALUE AFFIDAVIT~~

State of SC
County of _____

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

_____
Affiant

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

_____
Notary Public
My Commission Expires:
(Affix Seal)

PAUL PETTINELLI
NOTARY PUBLIC
STATE OF SOUTH CAROLINA
MY COMM. EXP. 5-21-2024

VALUE AFFIDAVIT

State of South Carolina
County of Charleston

The actual consideration or value, whichever is greater, for this transfer is
$ 3,088,530.00.

Affiant

Subscribed and sworn to before me this 10 day of September, 2018.

Notary Public
My Commission Expires:
(Affix Seal)

KAITLYN PARRY
Notary Public
State of South Carolina
My Commission Expires Sep 21, 2027

TN Value Affidavit

EXHIBIT "A"

PROPERTY SCHEDULE

Count	File Number	Address	City	State	Zip	County
1	1007-ANG.GDN	116 TOWNE VILLAGE CT	ANTIOCH	TN	37013	DAVIDSON
2	1180-ANG.GDN	1413 BRECKENRIDGE CT	WHITES CREEK	TN	37189	DAVIDSON
3	1181-ANG.GDN	1804 HEIMAN ST	NASHVILLE	TN	37208	DAVIDSON
4	1197-ANG.GDN	1812 COUNTY HOSPITAL RD	NASHVILLE	TN	37218	DAVIDSON
5	1226-ANG.GDN	2215 HERMOSA ST	NASHVILLE	TN	37208	DAVIDSON
6	1234-ANG.GDN	2524 STINSON RD	NASHVILLE	TN	37214	DAVIDSON
7	1176-ANG.GDN	2609 JENKINS ST	NASHVILLE	TN	37208	DAVIDSON
8	1139-ANG.GDN	3056 BRANTLEY DR	ANTIOCH	TN	37013	DAVIDSON
9	1449-ANG.GDN	3212 WOODSTOCK DR	NASHVILLE	TN	37207	DAVIDSON
10	1223-ANG.GDN	3238 BRIARWICK DR	NASHVILLE	TN	37218	DAVIDSON
11	1198-ANG.GDN	4205 HALLMARK RD	NASHVILLE	TN	37218	DAVIDSON
12	1204-ANG.GDN	4689 LONG BR	ANTIOCH	TN	37013	DAVIDSON
13	1152-ANG.GDN	918 ANITA DR	OLD HICKORY	TN	37138	DAVIDSON

201809130090943

LEGAL DESCRIPTIONS

EXHIBIT A-1

STREET ADDRESS: 116 TOWNE VILLAGE CT, ANTIOCH, TN, 37013

COUNTY: DAVIDSON

CLIENT CODE: 1007-ANG.GDN

TAX PARCEL ID/APN: 150 11 0 013.00

LOT NUMBER 17 ON THE PLAN OF TOWNE VILLAGE OF THE COUNTRY, SECTION 1 OF RECORD IN PLAT BOOK 5200, PAGES 55 & 56, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM CONREX RESIDENTIAL PROPERTY GROUP 2012-2, LLC, TO CONREX RESIDENTIAL PROPERTY GROUP 2012-2 (B2R 1) OPERATING COMPANY, LLC, BY DEED RECORDED ON 9/3/2014, AS INSTRUMENT NUMBER 20140903-0080341, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-2

STREET ADDRESS: 1413 BRECKENRIDGE CT, WHITES CREEK, TN, 37189

COUNTY: DAVIDSON

CLIENT CODE: 1180-ANG.GDN

TAX PARCEL ID/APN: 041 02 0 013.00

BEING LOT NO. 13 ON THE PLAN OF BRECKENRIDGE VALLEY, A PLAT OF WHICH IS OF RECORD IN PLAT BOOK 4460, PAGE 167, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS BEING THE SAME PROPERTY CONVEYED FROM CONREX RESIDENTIAL PROPERTY GROUP 2012-2, LLC, TO CONREX RESIDENTIAL PROPERTY GROUP 2012-2 (B2R 1) OPERATING COMPANY, LLC, BY DEED RECORDED ON 4/3/2014, AS INSTRUMENT NUMBER 20140403-0027868, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-3

STREET ADDRESS: 1804 HEIMAN ST, NASHVILLE, TN, 37208

COUNTY: DAVIDSON

CLIENT CODE: 1181-ANG.GDN

TAX PARCEL ID/APN: 081 15 0 191.00

SITUATED AND BEING IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE; BEING LOT NO. 3 ON THE PLAN OF J.M., T.J., AND G.W., HARDINGS ADDITION TO NASHVILLE, TENNESSEE A PLAN OF WHICH ADDITION IS OF RECORD IN BOOK 21, PAGE 80, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION, SAID LOT NO. 3 FRONTS 50 FEET ON THE NORTH SAID OF HEIMAN STREET AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

THIS BEING THE SAME PROPERTY CONVEYED FROM CONREX RESIDENTIAL PROPERTY GROUP 2012-2, LLC, TO CONREX RESIDENTIAL PROPERTY GROUP 2012-2 (B2R 1) OPERATING COMPANY, LLC, BY DEED RECORDED ON 5/23/2014, AS INSTRUMENT NUMBER 20140523-0044794, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-4

STREET ADDRESS: 1812 COUNTY HOSPITAL RD, NASHVILLE, TN, 37218

COUNTY: DAVIDSON

CLIENT CODE: 1197-ANG.GDN

TAX PARCEL ID/APN: 069 16 0 189.00

BEING LOT NO. 19 ON THE PLAN OF J J. PATES SUBDIVISION OF LOTS NUMBERS 9, 10, 11, 12, 20, 21, 22 AND 23 OF G.T. SHEEGOGS SUBDIVISION, OF RECORD IN BOOK 843, PAGE 43, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM CONREX RESIDENTIAL PROPERTY GROUP 2012-2, LLC, TO CONREX RESIDENTIAL PROPERTY GROUP 2012-2 (B2R 1) OPERATING COMPANY, LLC, BY DEED RECORDED ON 4/3/2014, AS INSTRUMENT NUMBER 20140403-0027868, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-5

STREET ADDRESS: 2215 HERMOSA ST, NASHVILLE, TN, 37208

COUNTY: DAVIDSON

CLIENT CODE: 1226-ANG.GDN

TAX PARCEL ID/APN: 092 07 0 023.00

BEING LOT NO. 1 ON THE MAP OF JOHN LANGHAM'S SUBDIVISION, AS OF RECORD IN BOOK 57, PAGE 91, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 1 FRONT 24 FEET ON THE SOUTHERLY SIDE OF HERMOSA STREET, AND RUNS BACK 160 FEET ON THE EASTERLY LINE, AND 166 FEET ON THE WESTERLY LINE WITH THE EASTERLY MARGIN OF 23RD AVENUE NORTH TO AN ALLEY, AND SHOWS 68 FEET ON SAID ALLEY.

THIS BEING THE SAME PROPERTY CONVEYED FROM CONREX RESIDENTIAL PROPERTY GROUP 2012-2, LLC, TO CONREX RESIDENTIAL PROPERTY GROUP 2012-2 (B2R 1) OPERATING COMPANY, LLC, BY DEED RECORDED ON 4/3/2014, AS INSTRUMENT NUMBER 20140403-0027868, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-6

STREET ADDRESS: 2524 STINSON RD, NASHVILLE, TN, 37214

COUNTY: DAVIDSON

CLIENT CODE: 1234-ANG.GDN

TAX PARCEL ID/APN: 084 16 0 092.00

BEING LOT NUMBER 61 ON THE PLAN OF HARGIS HEIGHTS, OF RECORD IN PLAT BOOK 974, PAGE 82, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM CONREX RESIDENTIAL PROPERTY GROUP 2012-2, LLC, TO CONREX RESIDENTIAL PROPERTY GROUP 2012-2 (B2R 1) OPERATING COMPANY, LLC, BY DEED RECORDED ON 4/3/2014, AS INSTRUMENT NUMBER 20140403-0027868, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-7

STREET ADDRESS: 2609 JENKINS ST, NASHVILLE, TN, 37208

COUNTY: DAVIDSON

CLIENT CODE: 1176-ANG.GDN

TAX PARCEL ID/APN: 081 06 0 153.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF CUMBERLAND GARDENS SECTIONS 7, AS OF RECORD IN BOOK 3106, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM CONREX RESIDENTIAL PROPERTY GROUP 2012-2, LLC, TO CONREX RESIDENTIAL PROPERTY GROUP 2012-2 (B2R 1) OPERATING COMPANY, LLC, BY DEED RECORDED ON 4/3/2014, AS INSTRUMENT NUMBER 20140403-0027868, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-8

STREET ADDRESS: 3056 BRANTLEY DR, ANTIOCH, TN, 37013

COUNTY: DAVIDSON

CLIENT CODE: 1139-ANG.GDN

TAX PARCEL ID/APN: 150 02 0 227.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13 ON THE PLAN OF PERCY PRIEST MEADOWS ADDITION,SECTION ONE, OF RECORD IN PLAT BOOK 6900, PAGE 513, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

THIS BEING THE SAME PROPERTY CONVEYED FROM CONREX RESIDENTIAL PROPERTY GROUP 2012-2, LLC, TO CONREX RESIDENTIAL PROPERTY GROUP 2012-2 (B2R 1) OPERATING COMPANY, LLC, BY DEED RECORDED ON 5/5/2014, AS INSTRUMENT NUMBER 20140505-0037684, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-9

STREET ADDRESS: 3212 WOODSTOCK DR, NASHVILLE, TN, 37207

COUNTY: DAVIDSON

CLIENT CODE: 1449-ANG.GDN

TAX PARCEL ID/APN: 050 10 0 179.00

LOT NUMBER 67, ON THE PLAN OF CHESAPEAKE HOMES, REVISION TO SECTION FOUR, OF RECORD IN PLAT BOOK 6250, PAGE 932, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM CONREX RESIDENTIAL PROPERTY GROUP 2012-2, LLC, TO CONREX RESIDENTIAL PROPERTY GROUP 2012-2 (B2R 1) OPERATING COMPANY, LLC, BY DEED RECORDED ON 5/23/2014, AS INSTRUMENT NUMBER 20140523-0044794, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-10

STREET ADDRESS: 3238 BRIARWICK DR, NASHVILLE, TN, 37218

COUNTY: DAVIDSON

CLIENT CODE: 1223-ANG.GDN

TAX PARCEL ID/APN: 080 08 0 354.00

BEING LOT NO. 64 ON THE PLAN OF BORDEAUX HILLS, ADDITION, OF RECORD IN BOOK 4460, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE 15 HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM CONREX RESIDENTIAL PROPERTY GROUP 2012-2, LLC, TO CONREX RESIDENTIAL PROPERTY GROUP 2012-2 (B2R 1) OPERATING COMPANY, LLC, BY DEED RECORDED ON 4/3/2014, AS INSTRUMENT NUMBER 20140403-0027868, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-11

STREET ADDRESS: 4205 HALLMARK RD, NASHVILLE, TN, 37218

COUNTY: DAVIDSON

CLIENT CODE: 1198-ANG.GDN

TAX PARCEL ID/APN: 058 14 0 102.00

BEING LOT NUMBER 79 ON THE PLAN OF SECTION ONE, GOLD KEY ADDITION, OF RECORD IN BOOK 4675, PAGE 14, REGISTER'S OFFICE FOR DAVIDSON COUNTY. SAID LOT NUMBER 79 FRONTS 75.00 FEET ON THE WESTERLY MARGIN OF HALLMARK ROAD AND EXTENDS BACK 151.5 FEET ON THE SOUTHERLY LINE AND 150.5 FEET ON THE NORTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 128.89 FEET THEREON.

THIS BEING THE SAME PROPERTY CONVEYED FROM CONREX RESIDENTIAL PROPERTY GROUP 2012-2, LLC, TO CONREX RESIDENTIAL PROPERTY GROUP 2012-2 (B2R 1) OPERATING COMPANY, LLC, BY DEED RECORDED ON 4/3/2014, AS INSTRUMENT NUMBER 20140403-0027868, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-12

STREET ADDRESS: 4689 LONG BR, ANTIOCH, TN, 37013

COUNTY: DAVIDSON

CLIENT CODE: 1204-ANG.GDN

TAX PARCEL ID/APN: 148 08 0 225.00

BEING LOT NUMBER 39 ON THE PLAN OF SECTION NINE, TERRAGON TRAILS, AS OF RECORD IN PLAT BOOK 5200, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM CONREX RESIDENTIAL PROPERTY GROUP 2012-2, LLC, TO CONREX RESIDENTIAL PROPERTY GROUP 2012-2 (B2R 1) OPERATING COMPANY, LLC, BY DEED RECORDED ON 5/23/2014, AS INSTRUMENT NUMBER 20140523-0044794, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-13

STREET ADDRESS: 918 ANITA DR, OLD HICKORY, TN, 37138

COUNTY: DAVIDSON

CLIENT CODE: 1152-ANG.GDN

TAX PARCEL ID/APN: 044 13 0 014.00

LAND IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 18 ON THE MAP OF THE KNOLL, SECTION 2, OF RECORD IN BOOK 2854, PAGE 66, REGISTER'S OFFICE FOR DAVIDSON COUNTY. SAID LOT NO. 18 FRONTS 150.8 FEET ON THE SOUTHWESTERLY SIDE OF ANITA DRIVE, AND EXTENDS BACK 296.6 FEET ON THE NORTHEASTERLY LINE AND 252 FEET ON THE SOUTHEASTERLY LINE, TO AN IRREGULAR LINE IN THE REAR ON WHICH IT MEASURES 159.9 FEET.

THIS BEING THE SAME PROPERTY CONVEYED FROM CONREX RESIDENTIAL PROPERTY GROUP 2012-2, LLC, TO CONREX RESIDENTIAL PROPERTY GROUP 2012-2 (B2R 1) OPERATING COMPANY, LLC, BY DEED RECORDED ON 5/23/2014, AS INSTRUMENT NUMBER 20140523-0044794, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Certificate of Authenticity

I, Jennifer Slifkin, 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.

Jennifer Slifkin
Signature

State of Georgia

County of Gwinnett

Personally appeared before me, Crystal D Tedder, a notary public for this county and state, Jennifer Slifkin who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Crystal D Tedder
Notary's Signature

My Commission Expires: 6/5/2020.

Notary's Seal (If on paper)

