Karen Johnson Davidson County
Batch# 204772 DEEDWARRSP
03/12/2019 10:01:30 AM 6 pgs
Fees: $33.00 Taxes: $2,039.23
20190312-0022375

THIS INSTRUMENT PREPARED BY: _____ BCHH Inc., 181 Montour Run Road, Coraopolis, PA 15108	WHEN RECORDED RETURN TO: BCHH Inc., 181 Montour Run Road, Coraopolis, PA 15108	Send Tax Bills To Grantee at: RH Partners OwnerCo, LLC 5001 Plaza on the Lake, Suite 200, Austin, TX 78746	Map & Parcel No. See Schedule "A" attached.

SPECIAL WARRANTY DEED

FOR TEN DOLLARS ($10.00), and other good and valuable consideration, given by **RH Partners OwnerCo, LLC**, whose address is 5001 Plaza on the Lake, Suite 200, Austin, TX 78746 (**"Grantee"**), the receipt and sufficiency all of which is hereby acknowledged, **FIREBIRD SFE I, LLC**, whose address is 5001 Plaza on the Lake, Suite 200, Austin, TX 78746, ("Grantor"), does hereby transfer, sell and convey unto Grantee, Grantee's heirs, and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

See **Schedule "A,"** attached hereto and incorporated herein for all purposes.

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.

[Signature Page Follows]

Dated: March 1, 2019

GRANTOR(S):
FIREBIRD SFE I, LLC
By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Karen McConnell
Its: Closing Manager

ACKNOWLEDGMENT

STATE OF Texas)
)
COUNTY OF Travis)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Karen McConnell, as the Closing Manager of Main Street Renewal LLC, as the Authorized Signor for FIREBIRD SFE I, LLC and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 1 day of March, 2019.

_____
Notary Public

My Commission Expires: 1/6/2021

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

OATH OF CONSIDERATION

The actual consideration or value, whichever is greater, for this transfer is $51,144.01.

GRANTEE:
RH Partners OwnerCo, LLC
By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Karen McConnell
Its: Closing Manager

ACKNOWLEDGMENT

STATE OF Texas)
)
COUNTY OF Travis)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Karen McConnell, as the Closing Manager of Main Street Renewal LLC, as the Authorized Signor for RH Partners OwnerCo, LLC , and is/are the person(s) who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 1 day of March, 2019.

_____
Notary Public

My Commission Expires: 1/6/2021

ANDREW CIMINO
Notary ID # 130951807
My Commission Expires
January 6, 2021

SCHEDULE "A"
LEGAL DESCRIPTION

TRACT 1:

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the County of Davidson and State of Tennessee, and being more particularly described as follows, to-wit:

Lot 19 of EMERALD COVE, SECTION I, as per plat of record in Book 6900, Page 629, amended in Book 9112, Page 29, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to FIREBIRD SFE I, LLC by deed from Matthew C. LaChance and Kayla S. LaChance, husband and wife, recorded 11/27/2018 in Instrument No. 20181127-0115644, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	105 Mavella Ct, Goodlettsville, TN 37072
PARCEL ID:	018-12-0A-019.00
TITLE FILE NO:	GEM4-Z264

TRACT 2:

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the County of Davidson and State of Tennessee, and being more particularly described as follows, to-wit:

Lot 4 of THE VILLAGES AT SOUTHFORK, a Planned Unit Development,, as per plat of record in Book 6900, Page 482, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to FIREBIRD SFE I, LLC by deed from Era Lee Romines, a married person, recorded 10/22/2018 in Instrument No. 20181022-0104613, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	669 Hardin Shire Dr, Old Hickory, TN 37138
PARCEL ID:	064-13-0A-004.00
TITLE FILE NO:	GEM4-Z265

SCHEDULE "B"
PERMITTED EXCEPTIONS

As to Tract 1 (105 Mavella Ct, Goodlettsville, TN 37072) only:

1. All matters as referenced on the map(s)/plat(s) recorded in Book 6900, Page 629, in the Register's Office of Davidson County, Tennessee.

2. Covenants, conditions and/or restrictions as set forth in instrument(s) recorded in Book 7511, Page 581; Book 7653, Page 282; and Book 9112, Page 29, in the Register's Office of Davidson County, Tennessee.

3. Agreement(s) recorded in Book 4956, Page 181, in the Register's Office of Davidson County, Tennessee.

As to Tract 2 (669 Hardin Shire Dr, Old Hickory, TN 37138) only:

1. All matters as referenced on the map(s)/plat(s) recorded in Book 6900, Page 482, in the Register's Office of Davidson County, Tennessee.

2. Covenants, conditions and/or restrictions as set forth in instrument(s) recorded in Book 7174, Page 613; Book 7536, Page 745; Book 7536, Page 748; Book 7390, Page 454; and Book 6596, Page 797, in the Register's Office of Davidson County, Tennessee.

3. Agreement(s) recorded in Book 7305, Page 402, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Rachael Schoppe, 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.

Rachael Schoppe
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Lori A. Calhoun, a notary public for this county and state, [~~name of person making certification~~] Rachael Schoppe who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lori A Calhoun
Notary's Signature

My Commission Expires: 9/2/2022
Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Lori A. Calhoun, Notary Public
Allegheny County
My commission expires September 2, 2022
Commission number 1021992
Member, Pennsylvania Association of Notaries