STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2019.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G19-5123

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Karen Johnson Davidson County
Batch# 223369 DEEDWARR
04/29/2019 12:04:26 PM 2 pgs
Fees: $13.00 Taxes: $873.20

20190429-0039204

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
SFR JV-1 Property LLC, a Delaware Limited Liability Company (NAME)	Same as New Owner (NAME)	064-16-0D-121.00-C
P.O. Box 15087 (STREET ADDRESS)	(STREET ADDRESS)	
Santa Ana, CA 92735 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Shane Bryant and Sue Ann Bryant, f/k/a Sue Ann Louis, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SFR JV-1 Property LLC, a Delaware Limited Liability Company**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot No. 279 on the plan of Section Three, Truxton Park, as shown in plat of record in Instrument 20011024-0116272, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Shane Bryant and Sue Ann Bryant, f/k/a Sue Ann Louis, husband and wife by Deed dated June 6, 2015, recorded July 9, 2015, in Instrument Number 20150709-0066701, in the Register's Office of Davidson County, Tennessee.

The said Sue Ann Bryant and Sue Ann Louis and Sue Ann Louis Bryant being one in the same person.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument 20011024-0116272, Register's Office for Davidson County, Tennessee.
2. Stormwater Detention Agreement of record in Instrument 20000824-0083612, Register's Office for said County.
3. Charter for Homeowners Association of record in Instrument 20001101-0108603, Register's Office for said County.
4. ByLaws of record in Instrument 20001101-0108604, Register's Office for said County.
5. Common Area conveyed to Homeowners Association of record in Instrument 20050311-0027266, Register's Office for said County.
6. Restrictions as recorded in Instrument 20001030-0107559; 20010522-0052910; 20020123-0009419; 20020506-0055597; and

20020718-0083907, Register's Office for Davidson County, Tennessee.
7. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2240 Crescent Valley Lane, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my/~~our hand(s)~~ this ~~26th~~ day of April, 2019.

Shane Bryant

Sue Ann Louis Bryant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of April, 2019, before me personally appeared Shane Bryant and Sue Ann Louis Bryant, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 26th day of April, 2019.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066