Karen Johnson Davidson County
Batch# 224877 DEEDWARRSP
05/02/2019 12:23:30 PM 7 pgs
Fees: $38.00 Taxes: $4,234.01
20190502-0040955

THIS INSTRUMENT PREPARED BY:	WHEN RECORDED RETURN TO:	Send Tax Bills To Grantee at:	Map & Parcel No.
Carolyn Dale Attorney at Law*, c/o BCHH Inc., 181 Montour Run Road, Coraopolis, PA 15108	BCHH Inc., 181 Montour Run Road, Coraopolis, PA 15108	CPI/Amherst SFR Program Owner, L.L.C., 5001 Plaza on the Lake, Suite 200, Austin, TX 78746	See Schedule "A" attached.

SPECIAL WARRANTY DEED

FOR TEN DOLLARS ($10.00), and other good and valuable consideration, given by **CPI/Amherst SFR Program Owner, L.L.C.**, 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: April 23 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 23 day of April, 2019.

_____
Notary Public

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

My Commission Expires: 1/6/2021

Prepared by a licensed attorney in this state (without the benefit of title review). The preparer has not had any contact with either party and did not provide representation or legal advice to either party. Information contained in this deed was provided to the preparer by a party's agent. The preparer was not permitted to verify the exceptions and was required to list them as provided. The preparer was not permitted to alter or correct the legal description, the address, or the parcel number. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. This deed was prepared solely on the title commitment and in accordance with guidelines and requirements issued by a party's agent. Any questions regarding the preparation of this deed should be directed to BCHH, INC., 181 Montour Run Road, Coraopolis, PA 15108. Changes or alterations not explicitly approved by the attorney in writing negate the attorney approval of this deed.

OATH OF CONSIDERATION

The actual consideration or value, whichever is greater, for this transfer is $1,144,326.50.

GRANTEE:
CPI/Amherst SFR Program Owner, L.L.C.

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 for Main Street Renewal LLC, as the Authorized Signor for CPI/Amherst SFR Program Owner, L.L.C. and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 23 day of April, 2019.

_____
Notary Public

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

My Commission Expires: 1/6/2021

Schedule A

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 65 of JAMESTOWN ESTATES, SECTION 2, as per plat of record in Plat Book 6900, Page 865, 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 recorded 12/11/2018 as Instrument No. 20181211-0120568, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 3316 Forest Breeze Dr, Nashville, TN 37013
Parcel Number: 15010022200
File Number: CARL2-Z313

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 27 of TRAILWOOD, SECTION 3, as per plat of record in Plat Book 6900, Page 67, 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 recorded 12/11/2018 as Instrument No. 20181211-0120480, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 3324 Quail Run Ct, Nashville, TN 37214
Parcel Number: 10812019100
File Number: CARL2-Z314

Schedule A

Tract 3

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 229 of TOWNE VILLAGE OF THE COUNTRY, SECTION THREE, as per plat of record in Plat Book 5200, Page 268, 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 recorded 12/05/2018 as Instrument No. 20181205-0118595, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 3449 New Towne Rd, Nashville, TN 37013
Parcel Number: 15011009600
File Number: CARL2-Z315

Tract 4

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 118 of PICCADILLY SQUARE, PHASE I, as per plat of record in Plat Book 5200, Page 720, 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 recorded 12/17/2018 as Instrument No. 20181217-0122555, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 528 Piccadilly Row, Nashville, TN 37013
Parcel Number: 149020A08800C0
File Number: CARL2-Z316

SCHEDULE "B"
PERMITTED EXCEPTIONS

As to Tract 1 -3316 Forest Breeze Dr, Nashville, TN 37013 only:

1. All matters as referenced on the map(s)/plat(s) recorded in Plat Book 6900, Page 865, in the Register's Office of Davidson County, Tennessee.
2. Covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded in Book 7476, Page 643; Book 7502, Page 11; Book 7861, Page 420; and Book 8149, Page 337, in the Register's Office of Davidson County, Tennessee.

As to Tract 2 -3324 Quail Run Ct, Nashville, TN 37214 only:

1. All matters as referenced on the map(s)/plat(s) recorded in Plat Book 6900, Page 67, in the Register's Office of Davidson County, Tennessee.
2. Covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded in Book 5728, Page 298 and Book 6128, Page 361, in the Register's Office of Davidson County, Tennessee.
3. Easement(s) as set forth in instrument(s) recorded in Book 7375, Page 672, in the Register's Office of Davidson County, Tennessee.

As to Tract 3 -3449 New Towne Rd, Nashville, TN 37013 only:

1. All matters as referenced on the map(s)/plat(s) recorded in Plat Book 5200, Page 268, in the Register's Office of Davidson County, Tennessee.
2. Covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded in Book 5635, Page 545, in the Register's Office of Davidson County, Tennessee.
3. Easement(s) as set forth in instrument(s) recorded in Book 6303, Page 423 and Book 6303, Page 420, in the Register's Office of Davidson County, Tennessee.

As to Tract 4 -528 Piccadilly Row, Nashville, TN 37013 only:

1. All matters as referenced on the map(s)/plat(s) recorded in Plat Book 5200, Page 720, in the Register's Office of Davidson County, Tennessee.
2. Covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded in Book 6236, Page 683; Book 6295, Page 506; Book 6295, Page 520; Book 6295, Page 534; Book 6295, Page 548; Book 6295, Page 556; Book 6295, Page 564; Book 6295, Page 572; Book 6295, Page 580; Book 6295, Page 588; Book 6295, Page 596; Book 6295, Page 602; Book 6300, Page 403; Book 6300, Page 423; Book 6300, Page 431; Book 6300, Page 439; Book 6306, Page 833; Book 6300, Page 403; Book 6496, Page 100; Book 6496, Page 107; Book 6496, Page 114; Book 6518, Page 184; Book 6518, Page 190 and Book 6830, Page 739; and Book 7288, Page 963, in the Register's Office of Davidson County, Tennessee.
3. Easement(s) as set forth in instrument(s) recorded in Book 6186, Page 238; Book 6251, Page 616; Book 6530, Page 819; Book 6530, Page 823; Book 6298, Page 491; and Book 6496, Page 99, in the Register's Office of Davidson County, Tennessee.
4. Conveyance(s) of Common Area(s) as set forth in instrument(s) recorded in Book 6236, Page 680; Book 6295, Page 503; and Book 7778, Page 366, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, MICHAEL KRNOSKI, 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 Pennsylvania

County of Allegheny

HEATHER L. REVAY

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

* MICHAEL KRNOSKI

Heather L. Revay

Notary's Signature

My Commission Expires: 4-11-2022

Notary' Seal (if on paper)

Commonwealth of Pennsylvania – Notary Seal
Heather L. Revay, Notary Public
Allegheny County
My Commission Expires April 11, 2022
Commission Number 1331166