Karen Johnson Davidson County
Batch# 226886 DEEDWARRSP
05/07/2019 04:07:30 PM 6 pgs
Fees: $33.00 Taxes: $2,631.62
20190507-0042846

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	STS ASSETS 1, LLC, 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 **STS ASSETS 1, 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, **JEFF 1, 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: 4/30/2019

GRANTOR(S):
JEFF 1, LLC
By: Main Street Renewal LLC
Its: Authorized Signor

By: Karen McConnell
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 JEFF 1, 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 30 day of April, 2019.

Notary Public

NOTARY PUBLIC STATE OF TEXAS
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 $711,249.28.

GRANTEE:
STS ASSETS 1, LLC
By: Main Street Renewal LLC
Its: Authorized Signor

By: Karen McConnell
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 STS ASSETS 1, 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 30 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:

BEING Lot 196 on the plan of SUGAR VALLEY, SECTION FOUR, of record as Instrument No. 200005230051444, in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to JEFF 1, LLC by deed recorded 12/17/2018 as Instrument No. 20181217-0122519, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 6732 Sugar Hill Dr, Nashville, TN 37211
Parcel Number: 181-01-0A-142.00
File Number: BUNG1-Z91

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:

BEING Lot 57 on the plan of POPLAR CREEK ESTATES, PHASE 1, of record in Book 6250, Page 647, in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to JEFF 1, LLC by deed recorded 05/22/2018 as Instrument No. 20180522-0048952, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 7121 Poplar Creek Trace, Nashville, TN 37221
Parcel Number: 155-08-0A-057.00
File Number: BUNG1-Z92

SCHEDULE "B"
PERMITTED EXCEPTIONS

As to Tract 1 -6732 Sugar Hill Dr, Nashville, TN 37211 only:

1. All matters as referenced on the map(s)/plat(s) recorded in Plat Book 9700, Page 374, 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 11069, Page 14; Book 11069, Page 24; and Book 10169, Page 6; and as Instrument No(s). 20000523-0051637 and 20040203-0013041, in the Register's Office of Davidson County, Tennessee.
3. Easement(s) as set forth in instrument(s) recorded in Book 11262, Page 933; Book 11338, Page 734; Book 11338, Page 743; and Book 1436, Page 750; and as Instrument No(s). 20010404-0032941 and 20040205-0014018, in the Register's Office of Davidson County, Tennessee.

As to Tract 2 -7121 Poplar Creek Trace, Nashville, TN 37221 only:

1. All matters as referenced on the map(s)/plat(s) recorded in Plat Book 6250, Page 647, 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 6474, Page 346; Book 6486, Page 587; Book 6662, Page 433; Book 6804, Page 536; Book 6987, Page 966; Book 7270, Page 648; Book 7964, Page 33; and Book 9472, Page 824, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Thomas Workman, 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.

Thomas Workman
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Heather L. Revay [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.

* Thomas Workman

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