Karen Johnson Davidson County
Batch# 226886 DEEDWARRSP
05/07/2019 04:07:30 PM 11 pgs
Fees: $58.00 Taxes: $11,124.15
20190507-0042847

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, **MESA VERDE ASSETS, 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):
MESA VERDE ASSETS, LLC
By: Main Street Renewal LLC
Its: Authorized Signor

By: Karen M. Connell
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 MESA VERDE ASSETS, 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 $3,006,527.83

GRANTEE:
STS ASSETS 1, 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 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 595 on the plan of PARKVIEW AT RIVERWALK, PHASE 2, of record as Instrument No. 20061101-0135728, in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to MESA VERDE ASSETS, LLC by deed recorded 05/25/2018 as Instrument No. 20180525-0050115, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 1508 Bending River Dr, Nashville, TN 37221
Parcel Number: 126-16-0A-685.00
File Number: BUNG1-Z93

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 52 on the plan of MERRITT DOWNS, SECTION 3, of record as Instrument No. 20040629-0076758, in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to MESA VERDE ASSETS, LLC by deed recorded 09/27/2018 as Instrument No. 20180927-0096010, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 1821 Woodland Farms Ct, Old Hickory, TN 37138
Parcel Number: 064-08-0A-090.00
File Number: BUNG1-Z94

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:

BEING Lot 198 on the plan of FREDERICKSBURG, SECTION FOUR, of record in Book 7900, Page 509, as amended in Book 7900, Page 749, in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to MESA VERDE ASSETS, LLC by deed recorded 08/23/2018 as Instrument No. 20180823-0083825, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 4748 Potomac Ln, Brentwood, TN 37027
Parcel Number: 171-03-0A-095.00
File Number: BUNG1-Z95

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:

BEING Lot 415 on the plan of AUTUMN OAKS SUBDIVISION, PHASE FOUR, of record as Instrument No. 20020523-0062993, as corrected by Surveyor's Certificate of Correction of record as Instrument No. 20030110-0004664, in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to MESA VERDE ASSETS, LLC by deed recorded 07/30/2018 as Instrument No. 20180730-0074023, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 6960 Scarlet Ridge Dr, Brentwood, TN 37027
Parcel Number: 181-10-0A-161.00
File Number: BUNG1-Z96

Schedule A

Tract 5

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 84 on the plan of STONE CREEK PARK, SECTION 2A, of record in P.U.D. Boundary Book 9700, Page 266, as amended in Book 9700, Page 669, in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to MESA VERDE ASSETS, LLC by deed recorded 04/06/2018 as Instrument No. 20180406-0032326, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 7101 Holt Run Dr, Nashville, TN 37211
Parcel Number: 180-03-0A-063.00
File Number: BUNG1-Z97

Tract 6

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 4 on the plan of CENTEX AT CONCORD, PHASE I, of record as Instrument No. 20051011-0122364, in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to MESA VERDE ASSETS, LLC by deed recorded 05/10/2018 as Instrument No. 20180510-0044701, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 7295 Autumn Crossing Way, Brentwood, TN 37027
Parcel Number: 181-10-0B-004.00
File Number: BUNG1-Z98

Schedule A

Tract 7

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 17 on the plan of RIVER PARK ESTATES, of record in Book 6250, Pages 658 and 659, as amended by instruments of record in Book 6785, Page 427 and Book 6830, Page 806, in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to MESA VERDE ASSETS, LLC by deed recorded 07/24/2018 as Instrument No. 20180724-0072091, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 7408 River Park Dr, Nashville, TN 37221
Parcel Number: 155-03-0B-017.00
File Number: BUNG1-Z99

Tract 8

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 26 on the plan of BOONE TRACE, SECTION 8, PHASE 2, BEAUTIFUL VALLEY DRIVE AT SETTLER'S WAY, of record as Instrument No. 20050615-0068406, in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to MESA VERDE ASSETS, LLC by deed recorded 05/23/2018 as Instrument No. 20180523-0049556, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 8488 Beautiful Valley Dr, Nashville, TN 37221
Parcel Number: 126-15-0A-337.00
File Number: BUNG1-Z101

SCHEDULE "B"
PERMITTED EXCEPTIONS

As to Tract 1 -1508 Bending River Dr, Nashville, TN 37221 only:

1. All matters as referenced on the map(s)/plat(s) recorded as Instrument No(s). 20061101-0135728, 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 as Instrument No(s). 20011105-0121083, 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136991, 20061214-0154502 and 20020425-0051371, in the Register's Office of Davidson County, Tennessee.
3. Easement(s) as set forth in instrument(s) recorded in Book 751, Page 375; Book 787, Page 7; Book 4205, Page 194; Book 4226, Page 715; Book 4257, Page 647; Book 4230, Page 987; Book 7526, Page 315; Book 7526, Page 318; Book 7526, Page 324; and Book 7601, Page 404; and as Instrument No(s). 20040826-0103240, 20040812-0097619, 20040318-0030734, 20021125-0145984, 20021119-0143687, 20010919-0101280, 20010919-0101279 and 20010706-0072536, in the Register's Office of Davidson County, Tennessee.
4. Conveyance(s) of Common Area(s) as set forth in instrument(s) recorded as Instrument No(s). 20071220-0145869, in the Register's Office of Davidson County, Tennessee.

As to Tract 2 -1821 Woodland Farms Ct, Old Hickory, TN 37138 only:

1. All matters as referenced on the map(s)/plat(s) recorded as Instrument No(s). 20040629-0076758, 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 as Instrument No(s). 20010604-0057881, 20010702-0069864, 20040716-0085315, 20041123-0140102, 20010608-0060785, 20011127-0129417 and 20010608-0060786, in the Register's Office of Davidson County, Tennessee.
3. Easement recorded in Book 4910, Page 838, Book 5699, Page 537 and Instrument No. 2001208-0121300, in the Register's Office of Davidson County, Tennessee.
4. Quit Claim of Common Areas of record in Instrument No. 20040716-0085316, in the Register's Office of Davidson County, Tennessee.

As to Tract 3 -4748 Potomac Ln, Brentwood, TN 37027 only:

1. All matters as referenced on the map(s)/plat(s) recorded in Book 7900, Page 749 and Book 7900, Page 509, 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 8920, Page 65; Book 9500, Page 393; Book 9860, Page 840; Book 7798, Page 843; Book 8920, Page 40; Book 8920, Page 45, in the Register's Office of Davidson County, Tennessee.
3. Easement(s) as set forth in instrument(s) recorded in Book 7993, Page 269 and Book 7851, Page 712, in the Register's Office of Davidson County, Tennessee.
4. Amenities Area(s) as described in Book 7900, Page 807 and Book 9443, Page 538, in the Register's Office of Davidson County, Tennessee.
5. Deeds of Conveyance recorded in Book 9698, Page 81 and Book 9698, Page 124, in the Register's Office of Davidson County, Tennessee.
6. Agreement(s) recorded in Book 9771, Page 545, in the Register's Office of Davidson County, Tennessee.

SCHEDULE "B"
PERMITTED EXCEPTIONS

As to Tract 4 -6960 Scarlet Ridge Dr, Brentwood, TN 37027 only:

1. All matters as referenced on the map(s)/plat(s) recorded as Instrument No(s). 20020523-0062993, 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 as Instrument No(s). 20010912-009443; 20030513-0064238, 20101206-0096935 and 20010912-0099442, in the Register's Office of Davidson County, Tennessee.
3. Easement(s) as set forth in instrument(s) recorded as Instrument No(s). 20101207-0097329, in the Register's Office of Davidson County, Tennessee.
4. Surveyor's Correction(s) recorded as Instrument No(s). 20030110-0004644, in the Register's Office of Davidson County, Tennessee.

As to Tract 5 -7101 Holt Run Dr, Nashville, TN 37211 only:

1. All matters as referenced on the map(s)/plat(s) recorded in Plat Book 9700, Page 669 and Book 9700, Page 266, 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 10324, Page 365; Book 10953, Page 804; and Book 10324, Page 358, in the Register's Office of Davidson County, Tennessee
3. Easement(s) as set forth in instrument(s) recorded in Book 6068, Page 119; Book 6218, Page 199; Book 10487, Page 632; and Book 10716, Page 596, in the Register's Office of Davidson County, Tennessee.

As to Tract 6 -7295 Autumn Crossing Way, Brentwood, TN 37027 only:

1. All matters as referenced on the map(s)/plat(s) recorded as Instrument No(s). 20051011-0122364, 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 as Instrument No(s). 20050914-0110829, 20061228-0160254, 20051027-0130022, 20071129-0138688, 20071226-0147287, 20080627-0066661, 20090528-0048902, 20090528-0048903, 20090731-0071986 and 20060317-00309853, in the Register's Office of Davidson County, Tennessee.
3. Memorandum of Option recorded as Instrument No. 20070423-0047758, in the Register's Office of Davidson County, Tennessee.

As to Tract 7 -7408 River Park Dr, Nashville, TN 37221 only:

1. All matters as referenced on the map(s)/plat(s) recorded in Plat Book 6250, Pages 658 and 659; Book 6485, Page 427; and Book 6830, Page 806, 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 6672, Page 600; Book 7155, Page 844; and Book 7216, Page 833, in the Register's Office of Davidson County, Tennessee.
3. Easement(s) as set forth in instrument(s) recorded in Book 3819, Page 296 and Book 5738, Page 824, in the Register's Office of Davidson County, Tennessee.

SCHEDULE "B"
PERMITTED EXCEPTIONS

As to Tract 8 -8488 Beautiful Valley Dr, Nashville, TN 37221 only:

1. All matters as referenced on the map(s)/plat(s) recorded in Book 6900, Page 470; and as Instrument No(s). 20040806-0094780, 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 9342, Page 312; Book 9735, Page 931; Book 10306, Page 817; Book 9607, Page 534; Book 7265, Page 657; and Book 10032, Page 813; and as Instrument No(s). 20000126-0008529, 20010717-0075902 and 20011119-0126831, in the Register's Office of Davidson County, Tennessee.
3. Easement(s) as set forth in instrument(s) recorded in Book 9665, Page 420; and as Instrument No(s). 20001120-0114598, 20011119-0126831, 20021217-0155375, 20040204-0013636, 200404060038745, 20070918-0111770 and 201508260086305, 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

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.

* 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