Karen Johnson Davidson County
Batch# 240562 DEEDWARR
06/07/2019 12:17:30 PM 5 pgs
Fees: $28.00 Taxes: $721.50
20190607-0054783

This instrument prepared by and (MAIL)
instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 30096
Tel. 770-497-9100

Send tax bills to:
SFR JV-1 PROPERTY LLC, A Delaware Limited Liability Company
PO Box 15087
Santa Ana, CA 92735

Name and address of new owner:
SFR JV-1 PROPERTY LLC, A Delaware Limited Liability Company
PO Box 15087
Santa Ana, CA 92735

Map parcel number: 075-12-0A-160.00

Source of Title: See Exhibit "A" attached hereto and incorporated herein.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

Eric Pyles and Regina Pyles,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

SFR JV-1 PROPERTY LLC, A Delaware Limited Liability Company,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever. We covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those matters appearing of record and real property taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), 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 our hand this 4th day of June, 20 19, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Eric Pyles

Regina Pyles

STATE OF TENNESSEE

COUNTY OF Williamson

On this 4th day of Jun, 20 19, before me personally appeared Eric Pyles and Regina Pyles, 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.

Notary Public

Printed Name: E. Kirkham Gore III

Commission Expires:

4/10/23

E. KIRKHAM GORE, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 673 Belgium Drive, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 075-12-0A-160.00

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of First Revision Section Three, Phase II Greer Meadows at Cedar Creek Residential P.U.D of record in Plat at Instrument No. 20040407-0039587, in the Register's Office, for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eric Pyles and Regina Pyles, husband and wife by Warranty deed from Capitol Homes, Inc., a Tennessee Corporation of record in Instrument No. 20060307-0026601 Register's Office for Davidson County, Tennessee, dated February 27, 2006 and recorded on March 07, 2006. (Value of consideration shown in aforementioned deed $137,508.00.) Being also known as 673 Belgium Drive Hermitage, Tennessee 37076.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $195,000.00.

AFFIANT

Subscribed and sworn to before me, this 5th day of June, 2019.

NOTARY PUBLIC
My Commission Expires:

Property address: 673 Belgium Drive, Hermitage, TN 37076

KRISTA MURPHY NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA JUNE 25, 2021

True Copy Certification

I, Melissa Woods, 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: Melissa ~~Woods~~

State of GEORGIA
County of GWINNETT

Personally appeared before me, Melissa Woods, a notary public for this county and state, Kelly Grady, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:
Notary' Seal (if on paper)

KELLY L GRADY NOTARY PUBLIC GWINNETT COUNTY, GA EXPIRES JUNE 19, 2020