This instrument prepared by:
O'Kelley & Sorohan, Attorneys at Law, LLC
3097 Satellite Blvd., Bldg. 700, Ste. 400
Duluth, GA 30096
Tel. 678-205-5651

This instrument may be returned to:
OS National LLC
3097 Satellite Blvd., Building 700, Suite 400
Duluth, GA 30096
Attn: Institutional Transactions Dept.

Send tax bills to:
Progress Residential
Exchange Borrower, LLC
P.O. Box 4090
Scottsdale, AZ 85261

Karen Johnson Davidson County
Batch# 277379 DEEDWARRSP
08/28/2019 03:05:30 PM 15 pgs
Fees: $78.00 Taxes: $805.68
20190828-0086939

Name and address of new owner:
Progress Residential
Borrower 10, LLC,
with mailing address of
P.O. Box 4090
Scottsdale, AZ 85261

Map parcel number:
See Exhibit "A" attached hereto and
incorporated herein.

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

SPECIAL 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,

FREO PROGRESS, LLC, a Delaware limited liability company, formerly known as FREO FLORIDA, LLC, by virtue of the Certificate attached hereto as Exhibit "B",

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

PROGRESS RESIDENTIAL BORROWER 10, LLC, a Delaware limited liability company, the Grantee herein, its successors, heirs and assigns, certain real estate more particularly described as follows:

Clerk/Recorder: Please index all legal descriptions or index as a multi-parcel instrument.

See Exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever, and we covenant 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 encumbrances set forth hereinafter, if any.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons, claiming by, through or under Grantor.

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.

[EXECUTION ON FOLLOWING PAGE.]

Witness our hand on August 22, 2019, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officer to be effective on said day and date.

FREO PROGRESS, LLC,
a Delaware limited liability company

By: _____
Name: Terence McNally
Title: Authorized Signatory

State of Arizona
County of Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Terence McNally (name of the natural person executing the instrument), to me known to be the person who executed the foregoing instrument on behalf of **FREO PROGRESS, LLC**, a Delaware limited liability company, and that he executed the same as the free act and deed of said **FREO PROGRESS, LLC**, a Delaware limited liability company.

Witness my hand, at office, this 8 day of August, 2019.

_____
Notary Public
My commission expires:
(Affix Seal)

ROBYN MOLINE
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 550839
Expires July 11, 2022

VALUE AFFIDAVIT

State of Arizona
County of Maricopa

The actual consideration or value, whichever is greater, for this transfer is
$ 217,750.00 .

Affiant

Subscribed and sworn to before me this 8 day of August, 2019.

Notary Public
My Commission Expires:
(Affix Seal)

ROBYN MOLINE
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 550839
Expires July 11, 2022

TN – FREO PROGRESS, LLC - SWD

EXHIBIT "A"

PROPERTY SCHEDULE

Count	File Number	Address	City	State	Zip	County
1	FREO310022-19.3P	1004 DUPREE POINT DR	ANTIOCH	TN	37013	DAVIDSON

LEGAL DESCRIPTIONS

EXHIBIT A-1

STREET ADDRESS: 1004 DUPREE POINT DR, ANTIOCH, TN, 37013

COUNTY: DAVIDSON

CLIENT CODE: FREO310022-19.3P

TAX PARCEL ID/APN: 165 09 0A 034.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT 12 ON THE PLAN OF SECTION TWO, LAKEWOOD VILLAGE, RS10 RESIDENTIAL P.U.D., OF RECORD IN PLAT INSTRUMENT NO. 200002150015148, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM CARINE NDINDA, AN UNMARRIED WOMAN, TO FREO PROGRESS, LLC, BY DEED RECORDED ON 3/29/2019, AS INSTRUMENT NUMBER 20190329-0028712, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT "B"

See attached Certificate.

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF MERGER, WHICH MERGES:

"FREO GEORGIA, LLC", A DELAWARE LIMITED LIABILITY COMPANY,

"FREO TEXAS, LLC", A DELAWARE LIMITED LIABILITY COMPANY,

"FREO TENNESSEE, LLC", A DELAWARE LIMITED LIABILITY COMPANY,

"FREO MISSISSIPPI, LLC", A DELAWARE LIMITED LIABILITY COMPANY,

"FREO NORTH CAROLINA, LLC", A DELAWARE LIMITED LIABILITY COMPANY,

WITH AND INTO "FREO FLORIDA, LLC" UNDER THE NAME OF "FREO PROGRESS, LLC", A LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE, AS RECEIVED AND FILED IN THIS OFFICE ON THE SECOND DAY OF JULY, A.D. 2018, AT 6:58 O'CLOCK P.M.

Jeffrey W. Bullock, Secretary of State

5175090 8100M
SR# 20185483366

Authentication: 203000747
Date: 07-02-18

You may verify this certificate online at corp.delaware.gov/authver.shtml

TN – FREO PROGRESS, LLC - SWD

State of Delaware
Secretary of State
Division of Corporations
Delivered 06:58 PM 07/02/2018
FILED 06:58 PM 07/02/2018
SR 20185483366 - File Number 5175090

CERTIFICATE OF MERGER
OF

FREO GEORGIA, LLC
(a Delaware limited liability company),

FREO MISSISSIPPI, LLC
(a Delaware limited liability company),

FREO NORTH CAROLINA, LLC
(a Delaware limited liability company),

FREO TENNESSEE, LLC
(a Delaware limited liability company),

AND

FREO TEXAS, LLC
(a Delaware limited liability company)

WITH AND INTO

FREO FLORIDA, LLC
(a Delaware limited liability company)

Pursuant to Section 18-209 of the Delaware Limited Liability Company Act.

FIRST: The name, jurisdiction of formation or organization, and type of entity of each of the constituent entities which are to merge are as follows:

Name	Jurisdiction of Formation or Organization	Type of Entity
FREO Florida, LLC	Delaware	Limited Liability Company
FREO Georgia, LLC	Delaware	Limited Liability Company
FREO Mississippi, LLC	Delaware	Limited Liability Company
FREO North Carolina, LLC	Delaware	Limited Liability Company
FREO Tennessee, LLC	Delaware	Limited Liability Company
FREO Texas, LLC	Delaware	Limited Liability Company

SECOND: An Agreement and Plan of Merger (the "Merger Agreement") has been approved, adopted, certified, executed and acknowledged by each of the constituent entities which is to merge.

THIRD: The name of the surviving limited liability company shall be FREO Florida, LLC, and it is changing its name as of the Effective Date to FREO Progress, LLC.

FOURTH: The merger is to become effective on the filing date of the Certificate of Merger with the Office of the Secretary of State of the State of Delaware (the "Effective Date").

FIFTH: The Merger Agreement is on file 900 Third Avenue, Suite 1100, New York, New York 10022, the principal place of business of the surviving limited liability company.

SIXTH: A copy of the Merger Agreement will be furnished by the surviving limited liability company, on request and without cost, to any member of the constituent limited liability companies.

* * * * * * * *

IN WITNESS WHEREOF, said surviving limited liability company has caused this certificate to be signed by an authorized person, the 28th day of June, 2018.

FREO FLORIDA, LLC,
a Delaware Limited Liability Company

By: _____
Name: Terence McNally
Title: Authorized Person

Certificate of Authenticity

I, Jennifer Slifkin, 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.

Jennifer Slifkin
Signature

State of Georgia
County of Gwinnett

Personally appeared before me, Crystal D Tedder, a notary public for this county and state, Jennifer Slifkin who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Crystal D Tedder
Notary's Signature

My Commission Expires: 6/5/20.

Notary's Seal (If on paper)

CRYSTAL D TEDDER
Notary Public, Georgia
Dekalb County
My Commission Expires
June 05, 2020