Karen Johnson Davidson County
Batch# 285049 DEEDWARR
09/12/2019 01:20:30 PM 5 pgs
Fees: $28.00 Taxes: $883.84
20190912-0092546

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
P.O. Box 15087
Santa Ana, CA 92735

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

Map parcel number: 150-12-0C-030.00-CO

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,

1 Public Homes, LLC, a Tennessee Limited Liability Company,

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 6 day of Sept, 2019, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

1 Public Homes, LLC, a Tennessee Limited Liability Company

By: Eric Sox
As: Member

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, James C Smith, a Notary Public in and for said County and State, Eric Sox, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the member of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6 day of Sept, 2019

Notary Public

Printed Name: _____

My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A

For Information purposes only - Street Address: 501 Homey Drive, Antioch, TN 37013

County: Davidson

File Number: 190950

Tax Parcel ID/APN: 150-12-0C-030.00-CO

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Final Plat, Mt View Subdivision, Section One of record in Plat Book 11700, Page 36 and amended in Instrument No. 20010207-0012283, 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 1 Public Homes, LLC by Trustee's deed from Wilson and Associates, PLLC of record in Instrument No. 20190514-0045175 Register's Office for Davidson County, Tennessee, dated May 07, 2019 and recorded on May 14, 2019.

Being also known as 501 Homey Drive, Antioch, Tennessee 37013.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $238,875.00.

SFR JV-1 Property LLC, a Delaware Limited Liability Company

AFFIANT

Subscribed and sworn to before me, this 9th day of September, 2019.

NOTARY PUBLIC
My Commission Expires:

Property address: 501 Homey Drive, Antioch, TN 37013

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

True Copy Certification

I, Lyn Thomas, 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: Lyn Thomas

State of GEORGIA
County of GWINNETT

Personally appeared before me, SANDRA J. JOHNSON a notary public for this county and state, Lyn Thomas, 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)

