Karen Johnson Davidson County
Batch# 294491 DEEDWARRSP
10/02/2019 08:42:30 AM 7 pgs
Fees: $38.00 Taxes: $3,542.51
20191002-0100345

SPACE ABOVE THIS LINE FOR RECORDER'S USE

REQUESTED BY/RETURN TO:	***PARCEL ID:***	***MAIL TAX STATEMENTS TO:***
BCHH, Inc.	*See attached Schedule "A"*	*SRMZ 4 ASSET COMPANY 1, LLC*
181 Montour Run Road		*5001 Plaza on the Lake, Suite 200*
Coraopolis, PA 15108		*Austin, TX 78746*

SPECIAL WARRANTY DEED

EFFECTIVE as of the 27 day of September, 2019, for and in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable consideration, in hand paid by the hereinafter named Grantee, the receipt and sufficiency of which is hereby acknowledged, **MUPR 3 ASSETS, LLC**, hereinafter referred to as "*Grantor*", has bargained, sold, conveyed and by these presents does transfer sell and convey unto **SRMZ 4 ASSET COMPANY 1, LLC**, hereinafter called the "*Grantee*", its successors, heirs and assigns, a certain tract or parcel of land, together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

[See attached Schedule "A" – Legal Description(s)]

THIS PROPERTY is unencumbered, except for real estate taxes and assessments for the current year and all subsequent years; all matters that would be disclosed by an accurate survey of the Property; the rights of tenants in possession under leases, whether recorded or unrecorded; zoning ordinances and other governmental restrictions affecting the use of the Property; and those Permitted Exception(s) noted on Schedule "B" attached hereto.

TO HAVE AND TO HOLD this tract or parcel of land, 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; 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 whomsoever, when the claim is by, through, or under Grantor, but not otherwise. 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]

WITNESS the Grantor's hand this 27 day of September, 2019.

GRANTOR:

MUPR 3 ASSETS, LLC

By: **Main Street Renewal LLC**
Its: **Authorized Signor**
By: _____
Karen McConnell
Its: **Closing Manager**

STATE OF TEXAS)
) ss.
COUNTY OF TRAVIS)

ACKNOWLEDGMENT

I, Andrew Cimino, a Notary Public of Travis County, State of Texas, certify that Karen McConnell personally came before me this day and acknowledged that she is the Closing Manager of Main Street Renewal, the Authorized Signor for MUPR 3 ASSETS, LLC, and that she, in such capacity, being authorized to do so, executed the foregoing instrument on behalf of said company.

Witness my hand and official seal, this the 27 day of September, 2019.

ANDREW CIMINO
Notary ID #130951807
My Commission Expires
January 6, 2021

_____
(Signature of Notary Public)

Andrew Cimino
(Print Name of Notary Public)

NOTARY PUBLIC in and for the State and County aforesaid.

01/06/2021
My Commission Expires

130951807
Commission No.

Prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Owner Name and Address to:	I/We hereby swear or affirm that, to the best of Affiant's knowledge, information and belief, the actual value or consideration for this transfer, whichever is greater, is:
SRMZ 4 ASSET COMPANY 1, LLC 5001 Plaza on the Lake, Suite 200 Austin, TX 78746	**$957,435.59**
Property Address: ***See attached Schedule "A"***	AFFIANT: **SRMZ 4 ASSET COMPANY 1, LLC**
Tax Parcel ID: ***See attached Schedule "A"***	By: **Main Street Renewal LLC** Its: **Authorized Signor** By: _____ **Karen McConnell** Its: **Closing Manager**
	_____ (Signature of Notary Public) **Andrew Cimino** (Print Name of Notary Public) NOTARY PUBLIC in and for the State and County aforesaid. **01/06/2021** My Commission Expires **130951807** Commission No.

ANDREW CIMINO
Notary ID #130951807
My Commission Expires
January 6, 2021

Schedule "A"
Legal Description(s)

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 302 on the plan of HAMPTON PARK (FORMERLY CHITWOOD DOWNS), of record at Plat Book 6900, Page 550, as corrected at Book 7462, Page 445 and Book 8110, Page 401, and as amended at Book 8181, Page 112, in the Register's Office of Davidson County, Tennessee, to which plat references is hereby made for a more particular description.

BEING the same property conveyed to MUPR 3 ASSETS, LLC by deed recorded 05/28/2019 at Instrument No. 20190528-0049859, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 1460 Aaronwood Dr, Old Hickory, TN 37138
PARCEL ID: 042-07-0A-105.00
TITLE FILE NO: SRMZ-TN-043

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 234 on the plan of LAKE PARK, SECTION 6, of record at Plat Book 4885, Page 176, in the Register's Office of Davidson County, Tennessee, to which plat references is hereby made for a more particular description.

BEING the same property conveyed to MUPR 3 ASSETS, LLC by deed recorded 05/17/2019 at Instrument No. 20190517-0046696, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 301 Canberra Ct, Hermitage, TN 37076
PARCEL ID: 075-12-0A-003.00
TITLE FILE NO: SRMZ-TN-045

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 5 on the plan of THE VILLAGES AT SOUTHFORK, of record at Plat Book 6900, Page 482, in the Register's Office of Davidson County, Tennessee, to which plat references is hereby made for a more particular description.

BEING the same property conveyed to MUPR 3 ASSETS, LLC by deed recorded 08/20/2019 at Instrument No. 20190820-0083499, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 665 Hardin Shire Dr, Nashville, TN 37138
PARCEL ID: 064-13-0A-005.00
TITLE FILE NO: SRMZ-TN-062

Schedule "B"
Permitted Exception(s)

AS TO TRACT 1 (1460 AARONWOOD DR, OLD HICKORY, TN 37138) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Book 6900, Page 550, as amended by instrument(s) recorded at Book 7462, Page 445; Book 8110, Page 401; and Book 8181, Page 112, 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 at Book 7351, Page 852; Book 7451, Page 739; and Book 8336, Page 393, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Book 7460, Page 930; Book 7489, Page 515; and Book 8657, Page 179, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 2 (301 CANBERRA CT, HERMITAGE, TN 37076) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Book 4885, Page 176, 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 at Book 5057, Page 431, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 3 (665 HARDIN SHIRE DR, NASHVILLE, TN 37138) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Book 6900, Page 482, 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 at Book 7390, Page 454, in the Register's Office of Davidson County, Tennessee.

(3) Agreement(s) recorded at Book 7305, Page 402, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, MICHAEL KRIVOSKI, 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

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.

** MICHAEL KRIVOSKI

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