Karen Johnson Davidson County
Batch# 296228 DEEDWARRSP
10/04/2019 02:21:30 PM 9 pgs
Fees: $48.00 Taxes: $5,819.67
20191004-0101941

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 2 day of October, 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 2 day of October, 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 2 day of October, 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:

SRMZ 4 ASSET COMPANY 1, LLC
5001 Plaza on the Lake, Suite 200
Austin, TX 78746

Property Address:
See attached Schedule "A"

Tax Parcel ID:
See attached Schedule "A"

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:

$1,572,884.51

AFFIANT:

SRMZ 4 ASSET COMPANY 1, LLC

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.

NOTARY PUBLIC STATE OF TEXAS
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 47 on the plan of HARBORVIEW, FINAL PHASE, SECTION TWO, of record at Plat Book 9700, Page 708, 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 01/14/2019 at Instrument No. 20190144-0003636, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	117 New Haven Ct, Nashville, TN 37214
PARCEL ID:	150-15-0B-068.00
TITLE FILE NO:	SRMZ-TN-041

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 188 on the plan of TOWNE VILLAGE OF THE COUNTRY, SECTION THREE, of record at Plat Book 5200, Page 268, 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 01/07/2019 at Instrument No. 20190107-0001781, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	3432 New Towne Rd, Antioch, TN 37013
PARCEL ID:	098-05-0A-074.00
TITLE FILE NO:	SRMZ-TN-049

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 175 on the plan of LONG HUNTER CHASE, PHASE 2, SECTION 1, of record at Plat Book 7900, Page 763, as corrected at Book 9473, Page 43, 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 01/24/2019 at Instrument No. 20190124-0007033, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	4352 Cambridge Dr, Antioch, TN 37013
PARCEL ID:	150-07-0-200.00
TITLE FILE NO:	SRMZ-TN-053

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 12 on the plan of ROXBOROUGH EAST, PHASE II-B, of record at Plat Book 7900, Page 601, as corrected at Book 9153, Page 487, 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 08/12/2019 at Instrument No. 20190812-0080240, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	5416 Roxborough Pt, Hermitage, TN 37076
PARCEL ID:	151-09-0A-175.00
TITLE FILE NO:	SRMZ-TN-057

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 25 on the plan of TRU-LONG ACRES, of record at Instrument No. 20040702-0079028, 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 03/26/2019 at Instrument No. 20190326-0027034, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	5809 Tru Long Ct, Nashville, TN 37013
PARCEL ID:	165-13-0A-017.00
TITLE FILE NO:	SRMZ-TN-058

Schedule "B"
Permitted Exception(s)

AS TO TRACT 1 (117 NEW HAVEN CT, NASHVILLE, TN 37214) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 9700, Page 708, 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 10125, Page 494; Book 10344, Page 233; Book 10386, Page 334; Book 10316, Page 891; Book 7462, Page 503; Book 10316, Page 886; and Book 7513, Page 374; and at Instrument No(s). 199912150303474, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Book 5795, Page 181; Book 5856, Page 80; and Book 5856, Page 84, in the Register's Office of Davidson County, Tennessee.

(4) Agreement(s) recorded at Book 10937, Page 376, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 2 (3432 NEW TOWNE RD, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 5200, Page 268, 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 5289, Page 687 and Book 5635, Page 545, in the Register's Office of Davidson County, Tennessee.

(3) Conveyance(s) of Common Area(s) and/or Facility(ies) recorded at Book 5866, Page 45 and Book 6303, Page 420, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 3 (4352 CAMBRIDGE DR, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 7900, Page 763, as affected by instrument(s) recorded at Book 9473, Page 43, 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 9430, Page 251; Book 9534, Page 938; and Book 9534, Page 942, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Book 2336, Page 532; Book 2338, Page 466; Book 4428, Page 568; Book 4446, Page 423; Book 4535, Page 351; Book 4584, Page 201; Book 4717, Page 515; and Book 8197, Page 288, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 4 (5416 ROXBOROUGH PT, HERMITAGE, TN 37076) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 8250, Page 359 and Plat Book 7900, Page 601, as affected by instrument(s) recorded at Book 9153, Page 487, 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 8727, Page 739, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Book 1174, Page 694, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 5 (5809 TRU LONG CT, NASHVILLE, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No(s). 20040702-0079028, 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 Instrument No(s). 20040818-0100034, 20040818-0100033 and 20041209-0146798, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Instrument No(s). 20050812-0095715, in the Register's Office of Davidson County, Tennessee.

(4) Agreement(s) recorded at Instrument No(s). 20040317-0030287, in the Register's Office of Davidson County, Tennessee.

(5) Conveyance(s) of Common Area(s) and/or Facility(ies) recorded at Instrument No(s). 20040827-0103988, 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

**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.

* 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