Karen Johnson Davidson County
Batch# 303208 DEEDWARRSP
10/21/2019 01:19:30 PM 6 pgs
Fees: $33.00 Taxes: $1,171.64
20191021-0107654

SPACE ABOVE THIS LINE FOR RECORDER'S USE

REQUESTED BY/RETURN TO:
BCHH, Inc.
181 Montour Run Road
Coraopolis, PA 15108

MAIL TAX STATEMENTS TO:
CPI/Amherst SFR Program Owner, L.L.C.
5001 Plaza on the Lake, Suite 200
Austin, TX 78746

TAX PARCEL ID(S): 136-05-0A-019.00

SPECIAL WARRANTY DEED

EFFECTIVE as of the 11 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, **SUNFIRE 3, LLC**, hereinafter referred to as "*Grantor*", has bargained, sold, conveyed and by these presents does transfer sell and convey unto **CPI/Amherst SFR Program Owner, L.L.C.**, 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 11 day of October, 2019.

GRANTOR:

SUNFIRE 3, 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 SUNFIRE 3, 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 11 day of October, 2019.

_____
(Signature of Notary Public)

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

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:

CPI/Amherst SFR Program Owner, L.L.C.
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:

$316,660.02

AFFIANT:

CPI/Amherst SFR Program Owner, L.L.C.

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:

Lot 19 of BAYVIEW ESTATES, PHASE ONE, FIRST REVISION, as per plat of record at Plat Book 9700, Page 920, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to SUNFIRE 3, LLC by deed recorded 05/21/2019 at Instrument No. 20190521-0047807, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	336 Kottas Pl, Nashville, TN 37217
PARCEL ID:	136-05-0A-019.00
TITLE FILE NO:	CARL5-TN-01

Schedule "B"
Permitted Exception(s)

AS TO TRACT 1 (336 KOTTAS PL, NASHVILLE, TN 37217) ONLY:

1. All matters as referenced on the map(s)/plat(s) recorded at Book 9700, Page 920 and Book 9700, Page 797, 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 10323, Page 55; Book 10727, Page 268; Book 11019, Page 911; Book 11251, Page 126; and Book 11271, Page 163; and at Instrument No(s). 20040209-0015578, 20020104-0001403 and 20190201-0009807, in the Register's Office of Davidson County, Tennessee.

3. Agreement(s) recorded at Book 10339, Page 298, 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

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