Karen Johnson Davidson County
Batch# 317034 DEEDWARRSP
11/18/2019 02:22:30 PM 6 pgs
Fees: $33.00 Taxes: $2,164.75
20191118-0118783

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

TAX PARCEL ID(S):
108 12 0B 252.00;
150 12 0A 084.00

SPECIAL WARRANTY DEED

EFFECTIVE as of the 13 day of November, 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 13 day of November, 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 13 day of November, 2019.

NOTARY PUBLIC STATE OF TEXAS
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:
3769 Seasons Dr
5113 Greer Station Dr

Tax Parcel ID:
108 12 0B 252.00 (3769 Seasons Dr)
150 12 0A 084.00 (5113 Greer Station Dr)

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: $585,066.37

~~$584,108.82~~

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.

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

Schedule "A"
Legal Description(s)

TRACT 1:

BEING Lot 745 on the plan of SOMERSET, PHASE IV, of record at Plat Book 7900, Page 978, 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 04/30/2019 at Instrument No. 20190430-0040002, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 3769 Seasons Dr, Antioch, TN 37013
PARCEL ID: 108 12 0B 252.00
TITLE FILE NO: SRMZ-TN-052

TRACT 2:

BEING Lot 88 on the plan of GREER MEADOWS AT CEDAR CREEK, SECTION 2, of record at Plat Book 9700, Page 601, 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. 20190528-0050229, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 5113 Greer Station Dr, Hermitage, TN 37076
PARCEL ID: 150 12 0A 084.00
TITLE FILE NO: SRMZ-TN-056

Schedule "B"
Permitted Exception(s)

AS TO TRACT 1 (3769 SEASONS DR, ANTIOCH, TN 37013) ONLY:

1. All matters as referenced on the map(s)/plat(s) recorded at Plat Book 7900, Page 978, 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 7661, Page 37; Book 7619, Page 679; Book 9509, Page 363; Book 9647, Page 472; Record Book 7619, Page 647; Book 7657, Page 583; Book 7675, Page 923; Book 7776, Page 826; Book 8201, Page 770; Book 8663, Page 384; Book 8708, Page 630; Book 9036, Page 326; Book 9065, Page 744; Book 9072, Page 572; Book 9245, Page 332; Book 9696, Page 654; Book 10404, Page 641; Book 9509, Page 363; Book 9647, Page 472; and Book 7661, Page 37; and at Instrument No(s). 20090513-0044145, 20060405-0039162 and 20090513-0044145, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 2 (5113 GREER STATION DR, HERMITAGE, TN 37076) ONLY:

1. All matters as referenced on the map(s)/plat(s) recorded at Plat Book 9700, Page 601, 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 10802, 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, *PAMUELA WOOD [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: 2-7-2021

Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires Feb 7, 2021
Commission Number 1305462