Karen Johnson Davidson County
Batch# 328550 DEEDWARRSP
12/12/2019 09:20:30 AM 8 pgs
Fees: $43.00 Taxes: $5,968.13
20191212-0128019

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

TAX PARCEL ID(S):
See attached Schedule "A"

SPECIAL WARRANTY DEED

EFFECTIVE as of the 25 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, **FIREBIRD SFE I, LLC**, hereinafter referred to as "*Grantor*", has bargained, sold, conveyed and by these presents does transfer sell and convey unto **ALTO ASSET COMPANY 1, LLC, formerly known as 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 25 day of November, 2019.

GRANTOR:

FIREBIRD SFE I, LLC

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

STATE OF TEXAS)
) ss. **ACKNOWLEDGMENT**
COUNTY OF TRAVIS)

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 FIREBIRD SFE I, 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 25 day of November, 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.

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.

01/06/2021
My Commission Expires

130951807
Commission No.

New Owner Name and Address to:

ALTO ASSET COMPANY 1, LLC, formerly known as 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:

$1,613,008.70

AFFIANT:

ALTO ASSET COMPANY 1, LLC, formerly known as 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 62 on the Plan of Phase 1, Section Two, Jackson's Retreat of record in Plat Book 5200, Pages 334 and 335, amended in Book 5972, Page 96, 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 FIREBIRD SFE I, LLC by deed recorded 06/25/2018 at Instrument 20180625-0060874, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	1132 Jacksons View Rd, Hermitage, TN 37076
PARCEL ID:	086-07-0-023-00
TITLE FILE NO:	AMSR-TN-047

TRACT 2:

BEING Lot 4, Plan of HERITAGE VIEW SUBDIVISION SECTION ONE, as shown on plan of record in Plat Book 6900, Page 772, in the Register's Office, DAVIDSON County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

BEING the same property conveyed to FIREBIRD SFE I, LLC by deed recorded 05/10/2018 at Instrument 20180510-0044700, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	1512 Heritage View Blvd, Madison, TN 37115
PARCEL ID:	042-12-0-090
TITLE FILE NO:	AMSR-TN-048

TRACT 3:

BEING Lot 7, FINAL PLAT OF LANIER PARK, PHASE ONE, as shown on plat of record in Instrument 20021022-0129511, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to FIREBIRD SFE I, LLC by deed recorded 02/28/2019 at Instrument 20190228-0018294, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	2108 Lombardia Ct, Nashville, TN 37115
PARCEL ID:	043-14-0B-007.00
TITLE FILE NO:	AMSR-TN-049

Schedule "A"
Legal Description(s)
(Continued)

TRACT 4:

BEING Lot 13, on the Plan of Final Plat, Section One, Harborview, Final Phase of record in Plat Book 9700, Page 192, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to FIREBIRD SFE I, LLC by deed recorded 03/05/2019 at Instrument 20190305-0019802, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	2309 Harborwood Pt, Nashville, TN 37214
PARCEL ID:	108-12-0B-208.00
TITLE FILE NO:	AMSR-TN-050

TRACT 5:

BEING Lot 301, on the Plan of Hickory Woods Estates, Section C, as shown on plat of record in Plat Book 6900, Pages 885-887, said Register's Office, to which reference is hereby made for a more completed description.

BEING the same property conveyed to FIREBIRD SFE I, LLC by deed recorded 12/20/2018 at Instrument 20181220-0124098, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	5341 Sunnyvale Dr, Nashville, TN 37013
PARCEL ID:	176050A07000
TITLE FILE NO:	AMSR-TN-051

TRACT 6:

BEING Lot 31 on the plan of MT. VIEW SUBDIVISION, SECTION ONE, of record in Plat Book 11700, Page 36, as amended by Instrument No. 20010207-0012283, Register's Office, DAVIDSON County, Tennessee.

BEING the same property conveyed to FIREBIRD SFE I, LLC by deed recorded 11/27/2018 at Instrument 20181127-0115635, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	601 Homey Court, Nashville, TN 37013
PARCEL ID:	150-12-0C-031.00
TITLE FILE NO:	AMSR-TN-052

Schedule "B"
Permitted Exception(s)

AS TO TRACT 1 (1132 JACKSONS VIEW RD, HERMITAGE, TN 37076) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 5200, Pages 334-335, as amended in Book 5972, Page 96, 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 5741, Page 360, Book 5676, Page 67; Book 5745, Page 283; Book 5745, Page 294; and Instrument No. 20140702-0058354, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 2 (1512 HERITAGE VIEW BLVD, MADISON, TN 37115) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6900, Page 772, 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 7778, Page 461 and Book 8592, Page 433, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 3 (2108 LOMBARDIA CT, NASHVILLE, TN 37115) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No. 20021022-0129511, 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). 20020619-0074290; 20070813-0096820, 20060615-0071685, 20060615-0071684, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Instrument No(s). 20020307-0028887 and 20170206-0012424, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 4 (2309 HARBORWOOD PT, NASHVILLE, TN 37214) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 9700, Page 192, 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; and Book 10316, Page 891, in the Register's Office of Davidson County, Tennessee.

Schedule "B"
Permitted Exception(s)
(Continued)

AS TO TRACT 5 (5341 SUNNYVALE DR, NASHVILLE, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6900, Pages 885-887 and Plat Book 6900, Page 509, 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 7857, Page 94; Book 7876, Page 75, Book 9616, Page 470, Book 9616, Page 477; Book 9678, Page 18; Book 9764, Page 44; Book 9680, Page 319; Book 9786, Page 923; Book 7932, Page 648; Instrument No(s). 20010614-0062709, 20011015-0111957, 20031010-0150800, 20001207-0120450, 20010614-0062710, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 6 (601 HOMEY COURT, NASHVILLE, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 11700, Page 36 and Instrument No. 20010207-0012283, 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 11272, Page 811, Instrument No(s). 20020108-0002714, 20020122-0008596, 20020108-0002713, 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, [Name of Notary]*PAMUELA WOOD, 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: 2/7/21

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