Karen Johnson Davidson County
Batch# 328550 DEEDWARRSP
12/12/2019 09:20:30 AM 13 pgs
Fees: $68.00 Taxes: $14,951.91
20191212-0128021

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 Novembe, 20 19, 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 **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:

MUPR 3 ASSETS, 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 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 25 day of November, 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:

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:

$4,041,056.27

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 3, Plan of Revision of Lots 1, 2, 3 & 4, Revised Cedar Creek, Phase 1 Planned Unit Development, as shown on plat of record in Plat Book 6050, Page 467, 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 MUPR 3 ASSETS, LLC by deed recorded 05/22/2019 at Instrument 20190522-0048487, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	108 Scotts Creek Circle, Hermitage, TN 37076
PARCEL ID:	075120A00300
TITLE FILE NO:	AMSR-TN-083

TRACT 2:

BEING Lot 78, as shown on the map entitled Final Plat Edison Park (formerly Painter) "Cluster Lot Subdivision" of record as Instrument 20060726-0090090, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

BEING the same property conveyed to MUPR 3 ASSETS, LLC by deed recorded 05/15/2019 at Instrument 20190515-0045573, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	129 Painter Dr, Antioch, TN 37013
PARCEL ID:	150150B07800
TITLE FILE NO:	AMSR-TN-084

TRACT 3:

BEING Lot 99, Minor Revision Woodland Pointe, Section IV, as shown on plat of record in Instrument 20040428-0047988, 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 MUPR 3 ASSETS, LLC by deed recorded 08/16/2019 at Instrument 20190816-0082369, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	1976 Deep Woods Trail, Nashville, TN 37214
PARCEL ID:	122-01-0A-061.00
TITLE FILE NO:	AMSR-TN-085

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

TRACT 4:

BEING Lot 14, 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 description.

BEING the same property conveyed to MUPR 3 ASSETS, LLC by deed recorded 05/31/2019 at Instrument 20190531-0051691, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	2312 Harborwood Pt, Nashville, TN 37214
PARCEL ID:	108-12-0B-209.00-CO
TITLE FILE NO:	AMSR-TN-086

TRACT 5:

BEING Lot 10, HAMPTON PARK, FORMERLY CHITWOOD DOWNS, as shown on plat of record in Book 6900, Page 550-553, as corrected in Book 7462, Page 445, and Book 8110, Page 401, and amended in Book 8181, Page 112, 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 MUPR 3 ASSETS, LLC by deed recorded 08/05/2019 at Instrument 20190805-0077156, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	309 Aaronwood Ct, Old Hickory, TN 37138
PARCEL ID:	063-16-0B-010.00
TITLE FILE NO:	AMSR-TN-087

TRACT 6:

BEING Lot 222, SECTION SIX-A, 'THE COUNTRY", as shown on plat of record in Plat Book 5200, Page 667, 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 MUPR 3 ASSETS, LLC by deed recorded 07/15/2019 at Instrument 20190715-0068594, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	3108 Country Lawn Dr, Antioch, TN 37013
PARCEL ID:	150-07-0-354.00
TITLE FILE NO:	AMSR-TN-088

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

TRACT 7:

BEING Lot 177 on the Plan of SECTION FIVE, THE COUNTRY of record in Book 5200, Page (s) 271 and 272, 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 MUPR 3 ASSETS, LLC by deed recorded 06/25/2019 at Instrument 20190625-0061297, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	3109 Country Meadow Rd, Antioch, TN 37013
PARCEL ID:	150-07-0-200.00
TITLE FILE NO:	AMSR-TN-089

TRACT 8:

BEING Lot 517, SECTION FIVE, TOWNE VILLAGE OF THE COUNTRY, as shown on plat of record in Plat Book 6250, Page 783- 784, 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 MUPR 3 ASSETS, LLC by deed recorded 07/09/2019 at Instrument 20190709-0066624, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	3601 Arcadia Circle, Antioch, TN 37013
PARCEL ID:	150-08-0-047.00
TITLE FILE NO:	AMSR-TN-090

TRACT 9:

BEING Lot 436, PHASE ONE, SECTION TWO, OCTOBER WOODS, as shown on plat of record in Book 9700, Page 54-55, 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 MUPR 3 ASSETS, LLC by deed recorded 06/04/2019 at Instrument 20190604-0052884, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	3613 Applewood Ln, Antioch, TN 37013
PARCEL ID:	183-05-0A-037.00
TITLE FILE NO:	AMSR-TN-091

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

TRACT 10:

BEING Lot 128, PHASE ONE, KEENELAND DOWNS, RS 10 Clutter Lot Subdivision as shown on plat of record in Instrument 20070612-0070162, 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 MUPR 3 ASSETS, LLC by deed recorded 08/01/2019 at Instrument 20190801-0076216, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	4715 Backstretch Blvd, Antioch, TN 37013
PARCEL ID:	150-14-0D-044.00-CO
TITLE FILE NO:	AMSR-TN-093

TRACT 11:

BEING Lot 68, FINAL PLAT OF EDISON PARK, CLUSTER LOT SUBDIVISION as shown on plat of record in Instrument 20060726-0090090, 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 MUPR 3 ASSETS, LLC by deed recorded 07/29/2019 at Instrument 20190729-0074450, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	505 Rebecca Trena Way, Antioch, TN 37013
PARCEL ID:	150-15-0B-068.00
TITLE FILE NO:	AMSR-TN-094

TRACT 12:

BEING Lot 136, Final Plat of Long Hunter Chase, A Residential Planned Unit Development, Phase 1, Section II, as shown on plat of record in Plat Book 9700, Page 638, 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 MUPR 3 ASSETS, LLC by deed recorded 05/17/2019 at Instrument 20190517-0046973, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	6412 Paddington Way, Antioch, TN 37013
PARCEL ID:	151-09-0A-136.00
TITLE FILE NO:	AMSR-TN-096

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

TRACT 13:

BEING Lot 4 on the plan of CENTEX AT CONCORD, PHASE I of record as Instrument 20051011-0122364, in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to MUPR 3 ASSETS, LLC by deed recorded 09/26/2019 at Instrument No. 20190926-0098143, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	7295 Autumn Crossing Way, Brentwood, TN 37027
PARCEL ID:	181-10-0B-004.00-C
TITLE FILE NO:	AMSR-TN-097

Schedule "B"
Permitted Exception(s)

AS TO TRACT 1 (108 SCOTTS CREEK CIRCLE, HERMITAGE, TN 37076) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6050, Page 467, 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 7768, Page 238; Book 7945, Page 901; and Book 8414, Page 69, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 2 (129 PAINTER DR, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No. 20060726-0090090, 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. 20060831-0107891, in the Register's Office of Davidson County, Tennessee.

(3) Agreement(s) recorded at Instrument No(s). 20050603-0063189, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 3 (1976 DEEP WOODS TRAIL, NASHVILLE, TN 37214) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No. 20040428-0047988, Plat Book 11700, Page 66, Instrument No(s). 20000607-0056761, 20010409-0034500 and 2011011-0110679, 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). 20000711-0068562, 2010510-0048792, 20000607-0056981 and 20040615-0070768, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Book 8332, Page 982, in the Register's Office of Davidson County, Tennessee.

(4) Agreement(s) recorded at Instrument No. 20000612-0058346, in the Register's Office of Davidson County, Tennessee.

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

AS TO TRACT 4 (2312 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 10316, Page 891; Book 10125, Page 494; Book 10344, Page 233; and Book 10386, Page 334, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Book 5658, Page 984; Book 5795, Page 181; Book 5856, Page 80; Book 5856, Page 84; Book 5807, Page 381; Book 6147, Page 886; Book 6147, Page 893; and Book 8068, Page 723, in the Register's Office of Davidson County, Tennessee.

(4) Agreement(s) recorded at Book 7390, Page 270 and Book 10937, Page 376, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 5 (309 AARONWOOD CT, OLD HICKORY, TN 37138) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Book 6900, Pages 550-553, as corrected in Book 7462, Page 445; Book 8110, Page 401; Book 8181, Page 112; and Book 6900, Page 405, 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; Book 8336, Page 393; Book 8207, Page 276; and Book 8951, Page 797, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Book 11030, Page 740; Book 11030, Page 743; Book 11030, Page 785; Book 8007, Page 235; Book 7460, Page 930; Book 7489, Page 515; Book 2247, Page 75; and Instrument No(s). 20001002-0096889, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 6 (3108 COUNTRY LAWN DR, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 5200, Page 667, 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 6175, Page 205, in the Register's Office of Davidson County, Tennessee.

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

AS TO TRACT 7 (3109 COUNTRY MEADOW RD, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 5200, Pages 271-272, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 8 (3601 ARCADIA CIRCLE, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6250, Pages 783-784, 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 6767, Page 456, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 9 (3613 APPLEWOOD LN, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 9700, Pages 54-55 and Book 7900, Page 909, 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 9840, Page 276; Book 9840, Page 259; and Book 9840, Page 267, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 10 (4715 BACKSTRETCH BLVD, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No. 20070612-0070162, 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). 20050428-0047256, 20100329-0023418, 20180921-0093579 and 20100329-0023419, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Instrument No. 20080312-0024884, in the Register's Office of Davidson County, Tennessee.

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

AS TO TRACT 11 (505 REBECCA TRENA WAY, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No. 20060726-0090090, 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). 20060831-0107891, and 20060724-089083, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Instrument No. 20060504-0052044, in the Register's Office of Davidson County, Tennessee.

(4) Agreement(s) recorded at Instrument No. 20050603-0063189, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 12 (6412 PADDINGTON WAY, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 9700, Page 638, 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; Book 9534, Page 942; and Book 9433, Page 953, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Book 10796, Page 619, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 13 (7295 AUTUMN CROSSING WAY, BRENTWOOD, TN 37027) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded as Instrument No(s). 20051011-0122364, 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 as Instrument No(s). 20050914-0110829, 20061228-0160254, 20051027-0130022, 20071129-0138688, 20071226-0147287, 20080627-0066661, 20090528-0048902, 20090528-0048903, 20090731-0071986 and 20060317-00309853, 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