Karen Johnson Davidson County
Batch# 328550 DEEDWARRSP
12/12/2019 09:20:30 AM 7 pgs
Fees: $38.00 Taxes: $3,901.49
20191212-0128022

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, **SUNFIRE 3, 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:

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 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:

$1,054,455.94

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 Unit 60, Condominium Site Plan, Lots 11-14 and 57-62, Section Threee, Priest Lake Forest, as shown on plat of record in Plat Book 5800, Page 263, in the Office of the Register 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 01/17/2018 at Instrument 20180117-0004746, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	2834 Lake Forest Dr, Nashville, TN 37217
PARCEL ID:	136-10-0A-043.00
TITLE FILE NO:	AMSR-TN-229

TRACT 2:

BEING Lot 386 on the Plan of Section Eight, 2nd Revision, The Country of record in Plat Book 6250, Pages 912 and 913, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to SUNFIRE 3, LLC by deed recorded 05/17/2019 at Instrument 20190517-0046963, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	3316 Westcliffe Circle, Nashville, TN 37013
PARCEL ID:	150-04-0-111.00
TITLE FILE NO:	AMSR-TN-230

TRACT 3:

BEING Lot 219, Section Three, Towne Village Of The Country, as shown on plat of record in Book 5200, Pages 268-269, 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 SUNFIRE 3, LLC by deed recorded 07/16/2019 at Instrument 20190716-0069284, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	3437 New Towne Rd, Antioch, TN 37013
PARCEL ID:	150-11-0-106.00
TITLE FILE NO:	AMSR-TN-231

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

TRACT 4:

BEING Lot 33 on the Plan of Section Nine, Terragon Trails of record in Book 5200, Page 85, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

BEING the same property conveyed to SUNFIRE 3, LLC by deed recorded 05/22/2019 at Instrument 20190522-0048375, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	4665 Long Branch, Antioch, TN 37013
PARCEL ID:	148-08-0-219.00
TITLE FILE NO:	AMSR-TN-232

Schedule "B"
Permitted Exception(s)

AS TO TRACT 1 (2834 LAKE FOREST DR, NASHVILLE, TN 37217) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 5800, Page 263, 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 5931, Page 645 and Book 6021, Page 99, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 2 (3316 WESTCLIFFE CIRCLE, NASHVILLE, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6250, Pages 912-913, 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 6764, Page 735, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 3 (3437 NEW TOWNE RD, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 5200, Pages 268-269, 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) Easement(s) as set forth in instrument(s) recorded at Book 5866, Page 45 and Book 6303, Page 420, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 4 (4665 LONG BRANCH, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 5200, Page 85, 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 5341, Page 983, 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: 2/7/21

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