Karen Johnson Davidson County
Batch# 328550 DEEDWARRSP
12/12/2019 09:20:30 AM 8 pgs
Fees: $43.00 Taxes: $5,206.43
20191212-0128023

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, **TRANS AM SFE II, 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:

TRANS AM SFE II, 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 TRANS AM SFE II, 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:

$1,407,142.21

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

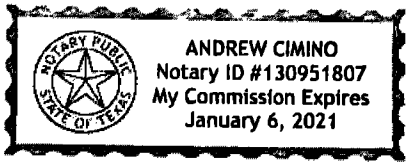
_____
(Signature of Notary Public)

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.



Schedule "A"
Legal Description(s)

TRACT 1:

BEING Lot 55, Phase I, Section Two, Jackson's Retreat, as shown on plat of record in Plat Book 5200, Page 334-335, as amended in Book 5972, Page 96 and Book 6024, Page 378, 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 TRANS AM SFE II, LLC by deed recorded 11/28/2018 at Instrument 20181128-0115988, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	1104 Jacksons View Rd, Hermitage, TN 37076
PARCEL ID:	086-07-0-16.00
TITLE FILE NO:	AMSR-TN-252

TRACT 2:

BEING Lot 280, Plan of Phase One, Nashboro Village at Fairway Pointe, Tract 21 of record in Book 4660, Page 159, and amended in Instrument 20031118-0168332, in the Register's Office, Davidson County, Tennessee, to which deed reference is hereby made for a more particular description of said unit.

BEING the same property conveyed to TRANS AM SFE II, LLC by deed recorded 04/19/2017 at Instrument 20170419-0038234, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	2516 Nashboro Blvd, Nashville, TN 37217
PARCEL ID:	135-12-0E-021.00
TITLE FILE NO:	AMSR-TN-253

TRACT 3:

BEING Lot 80, on the plan of Hickory Valley Subdivision, Section 3, as shown on plat of record in Plat Book 4460, Page 86, 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 TRANS AM SFE II, LLC by deed recorded 10/12/2018 at Instrument 20181012-0101477, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	316 Ocala Ct S, Nashville, TN 37211
PARCEL ID:	162-05-0-216.00
TITLE FILE NO:	AMSR-TN-254

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

TRACT 4:

BEING Lot 183 on the Plan of The Country, Section 5, as of record in Book 5200, Pages 271 and 272, Register's Office for Davidson County, Tennessee.

Said Lot 183 fronts 80 feet on the westerly margin of Country Lawn Drive and extends back between parallel lines 125 feet to a dead line in the rear measuring 80 feet thereon.

BEING the same property conveyed to TRANS AM SFE II, LLC by deed recorded 08/13/2018 at Instrument 20180813-0079631, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	3216 Country Lawn Dr, Nashville, TN 37013
PARCEL ID:	15007020600
TITLE FILE NO:	AMSR-TN-255

TRACT 5:

BEING Lot 93, Haywood Hills, Section 5, as shown on plat of record in Plat Book 4675, Pages 143-144, 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 TRANS AM SFE II, LLC by deed recorded 12/11/2018 at Instrument 20181211-0120476, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	908 Algonquin Ct, Antioch, TN 37013
PARCEL ID:	162-03-0-373.00
TITLE FILE NO:	AMSR-TN-256

Schedule "B"
Permitted Exception(s)

AS TO TRACT 1 (1104 JACKSONS VIEW RD, HERMITAGE, TN 37076) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 5200, Page 334-335, as amended in Book 5972, Page 96 and Book 6024, Page 378, 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 294; and Book 5745, Page 283, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 2 (2516 NASHBORO BLVD, NASHVILLE, TN 37217) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 4660, Page 159, Plat Book 4460, Page 156, Plat Book 6200, Page 341, Plat Book 11700, Page 49, Plat Book 11700, Page 50, and Instrument No(s). 20031118-0168332, 20020710-0083054 and 20020820-0100664 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 4827, Page 14; Book 5469, Page 840; Book 7751, Page 907; Book 11703, Page 520; Book 11703, Page 518; Book 11703, Page 560; Book 4254, Page 410; Instrument No(s). 20000315-0027171, 20001010-0100360 and 20010322-0027768, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Book 47815, Page 425; Book 8870, Page 887; Book 8870, Page 932; Instrument No(s). 20001012-0101575, 20010314-0024179, 20020815-0098780, in the Register's Office of Davidson County, Tennessee.

(4) Agreement(s) recorded at Instrument No. 20050507-0056329, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 3 (316 OCALA CT S, NASHVILLE, TN 37211) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 4460, Page 86, 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 4604, Page 526; Book 4630, Page 542; and Book 5967, Page 773, in the Register's Office of Davidson County, Tennessee.

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

AS TO TRACT 4 (3216 COUNTRY LAWN DR, NASHVILLE, 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.

(2) Covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 5635, Page 547, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 5 (908 ALGONQUIN CT, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 4675, Pages 143-144, 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 4882, Page 842, 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