This instrument prepared by and (MAIL) instrument may be returned to:
OS NATIONAL LLC
3097 Satellite Blvd., Bldg. 700, Ste. 400
Duluth, GA 30096
Tel. 678-205-5651

Instrument may be returned to (MAIL):
OS NATIONAL LLC
3097 Satellite Blvd., Bldg. 700, Ste. 400
Duluth, GA 30096
Tel. 678-205-5651

Send tax bills to:
SFR JV-1 PROPERTY LLC
1508 Brookhollow Drive
Santa Ana, CA 92705

Name and address of new owner:
SFR JV-1 PROPERTY LLC
1508 Brookhollow Drive
Santa Ana, CA 92705

Map parcel number:
See Exhibit "A" attached hereto and incorporated herein.

Source of title:
See Exhibit "A" attached hereto and incorporated herein.

Karen Johnson Davidson County
Batch# 329966 DEEDWARRSP
12/16/2019 09:46:30 AM 19 pgs
Fees: $98.00 Taxes: $17,408.50
20191216-0129208

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

SRP SUB, LLC,
a Delaware limited liability company,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

SFR JV-1 PROPERTY LLC,
a Delaware limited liability company,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Clerk/Recorder: Please index all legal descriptions or index as a multi-parcel instrument.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[EXECUTION ON FOLLOWING PAGE(S).]

Witness our hand on 20 November 2019, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.
*Effective as December 9, 2019

SRP SUB, LLC,
a Delaware limited liability company

By: _____
Name: Peter DiLello
Title: Senior Vice President, Investments,
Investment Management Group

State of Texas, County of Dallas ss.

On this 20th day of November, 2019, before me, the undersigned officer personally appeared Peter DiLello personally known to me (or proved to me on the basis of satisfactory evidence) to be the Senior Vice President, Investments, Investment Management Group of SRP SUB, LLC, a Delaware limited liability company, and that as such officer, being duly sworn, and being authorized to do so pursuant to its bylaws or a resolution of its board of directors, executed, subscribed and acknowledged the due execution of the foregoing instrument for the purposes therein contained, by signing the name of SRP SUB, LLC, by himself/herself in his/her authorized capacity as such officer as his/her free and voluntary act and deed and the free and voluntary act and deed of SRP SUB, LLC.

Witness my hand and official seal.

_____
Notary public signature

Commission expires: 07.30.23

CORRINNE BOWMAN
My Notary ID # 132109127
Expires July 30, 2023

VALUE AFFIDAVIT

State of California
County of Orange

The actual consideration or value, whichever is greater, for this transfer is $ 4,705,000.00.

Affiant

Subscribed and sworn to before me this 20 day of Nov., 2019.

Notary Public
My Commission Expires:
(Affix Seal)

ELIZABETH BARBER
Notary Public - California
Orange County
Commission # 2260908
My Comm. Expires Oct 31, 2022

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document.

STATE OF CALIFORNIA
COUNTY OF ORANGE

On Nov. 20 2019 before me Elizabeth Barber, Notary Public, personally appeared William D. Richard, who subscribed and acknowledged simultaneously before me and proved on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Elizabeth Barber (Seal)

ELIZABETH BARBER
Notary Public - California
Orange County
Commission # 2260908
My Comm. Expires Oct 31, 2022

EXHIBIT "A"

PROPERTY SCHEDULE

Count	File Number	Address	City	State	Zip
1	10054909	205 SOMERHILL CT	NASHVILLE	TN	37221
2	10054789	2121 REMINGTON PARK RD	OLD HICKORY	TN	37138
3	10054800	5312 MAST PT	HERMITAGE	TN	37076
4	10054836	7304 AUTUMN CROSSING WA	BRENTWOOD	TN	37027
5	10054785	8209 CANOE CT	NASHVILLE	TN	37221
6	10054832	924 FALLVIEW TRL	NASHVILLE	TN	37211
7	10055507	1005 COBBLE PL	NASHVILLE	TN	37211
8	10055138	1008 HICKORY BARK CT	NASHVILLE	TN	37211
9	10055145	1205 HARPETH LAKE CT	NASHVILLE	TN	37221
10	10055201	3101 BROOKVIEW FOREST D	NASHVILLE	TN	37211
11	10055259	326 ROSLYN CT	NASHVILLE	TN	37221
12	10055602	3440 TURFWAY LN	ANTIOCH	TN	37013
13	10055509	6429 SUNNYWOOD DR	CANE RIDGE	TN	37013
14	10055184	7432 MAGGIE DR	ANTIOCH	TN	37013
15	10055464	8461 LAWSON DR	ANTIOCH	TN	37013

LEGAL DESCRIPTIONS

EXHIBIT A-1

STREET ADDRESS: 205 SOMERHILL CT, NASHVILLE, TN, 37221

COUNTY: DAVIDSON

CLIENT CODE: 10054909

TAX PARCEL ID/APN: 126 15 0B 177.00

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 9 ON THE PLAN OF SECTION TWO, LEXINGTON POINT SUBDIVISION, OF RECORD IN INSTRUMENT NUMBER 20010515-0049954, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM 2019 IH BORROWER LP, TO SRP SUB, LLC, BY DEED RECORDED ON 6/26/2019, AS INSTRUMENT NUMBER 20190626-0062079, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-2

STREET ADDRESS: 2121 REMINGTON PARK RD, OLD HICKORY, TN, 37138

COUNTY: DAVIDSON

CLIENT CODE: 10054789

TAX PARCEL ID/APN: 064 08 0A 085.00

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 47 ON THE PLAN OF SECTION THREE, MERRITT DOWNS OF RECORD IN INSTRUMENT NO. 20040629-0076758, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM 2019 IH BORROWER LP, TO SRP SUB, LLC, BY DEED RECORDED ON 6/26/2019, AS INSTRUMENT NUMBER 20190626-0062079, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-3

STREET ADDRESS: 5312 MAST PT, HERMITAGE, TN, 37076

COUNTY: DAVIDSON

CLIENT CODE: 10054800

TAX PARCEL ID/APN: 098 09 0A 104.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 187, PHASE THREE-A, LAKESHORE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 516, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED FROM 2019 IH BORROWER LP, TO SRP SUB, LLC, BY DEED RECORDED ON 6/26/2019, AS INSTRUMENT NUMBER 20190626-0062079, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-4

STREET ADDRESS: 7304 AUTUMN CROSSING WAY, BRENTWOOD, TN, 37027

COUNTY: DAVIDSON

CLIENT CODE: 10054836

TAX PARCEL ID/APN: 181 10 0B 019.00

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 36 ON THE PLAN OF FINAL SUBDIVISION PLAT OF CENTEX AT CONCORD, PHASE I OF RECORD IN PLAT AT INSTRUMENT NO. 20051011-0122364, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED FROM 2019 IH BORROWER LP, TO SRP SUB, LLC, BY DEED RECORDED ON 6/26/2019, AS INSTRUMENT NUMBER 20190626-0062079, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-5

STREET ADDRESS: 8209 CANOE CT, NASHVILLE, TN, 37221

COUNTY: DAVIDSON

CLIENT CODE: 10054785

TAX PARCEL ID/APN: 126 15 0A 246.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 224, ON THE PLAN OF BOONE TRACE AT BILTMORE, SECTION FIVE, OF RECORD IN INSTRUMENT NO. 20000622-0062086, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

THIS BEING THE SAME PROPERTY CONVEYED FROM 2019 IH BORROWER LP, TO SRP SUB, LLC, BY DEED RECORDED ON 6/26/2019, AS INSTRUMENT NUMBER 20190626-0062079, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-6

STREET ADDRESS: 924 FALLVIEW TRL, NASHVILLE, TN, 37211

COUNTY: DAVIDSON

CLIENT CODE: 10054832

TAX PARCEL ID/APN: 172 12 0A 060.00

BEING LOT NO. 322 ON THE PLAN OF SECTION TWO, BRADFORD HILLS, AS OF RECORD IN BOOK 7900, PAGE 117, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM 2019 IH BORROWER LP, TO SRP SUB, LLC, BY DEED RECORDED ON 6/26/2019, AS INSTRUMENT NUMBER 20190626-0062079, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-7

STREET ADDRESS: 1005 COBBLE PL, NASHVILLE, TN, 37211

COUNTY: DAVIDSON

CLIENT CODE: 10055507

TAX PARCEL ID/APN: 172 15 0A 109.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 54, ON THE PLAN OF SECTION EIGHT, HOLT WOODS, OF RECORD IN PLAT BOOK 9700, PAGE 96, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIP110N.

THIS BEING THE SAME PROPERTY CONVEYED FROM SWH 2017-1 BORROWER, LP, TO SRP SUB, LLC, BY DEED RECORDED ON 11/12/2019, AS INSTRUMENT NUMBER 20191112-0116168, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-8

STREET ADDRESS: 1008 HICKORY BARK CT, NASHVILLE, TN, 37211

COUNTY: DAVIDSON

CLIENT CODE: 10055138

TAX PARCEL ID/APN: 172 14 0A 131.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 60 ON THE PLAN OF SECTION THREE, WEXFORD DOWNS OF RECORD IN INSTRUMENT NO. 200008100079246, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM SWH 2017-1 BORROWER, LP, TO SRP SUB, LLC, BY DEED RECORDED ON 11/12/2019, AS INSTRUMENT NUMBER 20191112-0116168, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-9

STREET ADDRESS: 1205 HARPETH LAKE CT, NASHVILLE, TN, 37221

COUNTY: DAVIDSON

CLIENT CODE: 10055145

TAX PARCEL ID/APN: 142 13 0B 213.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 203 ON THE PLAN OF PHASE 5-B RIVERSIDE SUBDIVISION AS OF RECORD IN INSTRUMENT NO. 20030212- 0019415, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM SWH 2017-1 BORROWER, LP, TO SRP SUB, LLC, BY DEED RECORDED ON 11/12/2019, AS INSTRUMENT NUMBER 20191112-0116168, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-10

STREET ADDRESS: 3101 BROOKVIEW FOREST DR, NASHVILLE, TN, 37211

COUNTY: DAVIDSON

CLIENT CODE: 10055201

TAX PARCEL ID/APN: 180 04 0B 065.00

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS: BEING LOT NO. 50 ON THE PLAN OF BROOKVIEW FOREST, PHASE II, AS OF RECORD IN INSTRUMENT 200406290076755, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

THIS BEING THE SAME PROPERTY CONVEYED FROM SWH 2017-1 BORROWER, LP, TO SRP SUB, LLC, BY DEED RECORDED ON 11/12/2019, AS INSTRUMENT NUMBER 20191112-0116168, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-11

STREET ADDRESS: 326 ROSLYN CT, NASHVILLE, TN, 37221

COUNTY: DAVIDSON

CLIENT CODE: 10055259

TAX PARCEL ID/APN: 141 07 0B 097.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 81 ON THE PLAN OF FIRST REVISION OF SOMERSET FARMS, SECTION 4, PHASE 1, A PLANNED UNIT DEVELOPMENT OF RECORD IN BOOK 9700, PAGE 157, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF

THIS BEING THE SAME PROPERTY CONVEYED FROM SWH 2017-1 BORROWER, LP, TO SRP SUB, LLC, BY DEED RECORDED ON 11/12/2019, AS INSTRUMENT NUMBER 20191112-0116168, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-12

STREET ADDRESS: 3440 TURFWAY LN, ANTIOCH, TN, 37013

COUNTY: DAVIDSON

CLIENT CODE: 10055602

TAX PARCEL ID/APN: 173 10 0A 145.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 89 ON THE PLAN OF PHASE 2, SECTION 3, BARNES BEND ESTATES OF RECORD IN PLAT AT INSTRUMENT NO. 20140225-0016132, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED FROM SWH 2017-1 BORROWER, LP, TO SRP SUB, LLC, BY DEED RECORDED ON 11/12/2019, AS INSTRUMENT NUMBER 20191112-0116168, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-13

STREET ADDRESS: 6429 SUNNYWOOD DR, CANE RIDGE, TN, 37013

COUNTY: DAVIDSON

CLIENT CODE: 10055509

TAX PARCEL ID/APN: 173 10 0A 061.00

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 37, ON THE PLAN OF SECTION 1 OF PHASE 2, BARNES BEND ESTATES, OF RECORD IN INSTRUMENT NO. 20060914-0114185 AS REVISED IN INSTRUMENT NO. 20071003-0117933, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION HEREOF.

THIS BEING THE SAME PROPERTY CONVEYED FROM SWH 2017-1 BORROWER, LP, TO SRP SUB, LLC, BY DEED RECORDED ON 11/12/2019, AS INSTRUMENT NUMBER 20191112-0116168, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-14

STREET ADDRESS: 7432 MAGGIE DR, ANTIOCH, TN, 37013

COUNTY: DAVIDSON

CLIENT CODE: 10055184

TAX PARCEL ID/APN: 182 06 0A 140.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 136 ON THE PLAN OF FINAL PLAT OF OLD HICKORY HILLS, PHASE TWO - SECTION ONE OF RECORD IN PLAT AT INSTRUMENT NO. 20030623-0086188, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED FROM SWH 2017-1 BORROWER, LP, TO SRP SUB, LLC, BY DEED RECORDED ON 11/12/2019, AS INSTRUMENT NUMBER 20191112-0116168, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-15

STREET ADDRESS: 8461 LAWSON DR, ANTIOCH, TN, 37013

COUNTY: DAVIDSON

CLIENT CODE: 10055464

TAX PARCEL ID/APN: 182 06 0A 351.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 288, ON THE PLAN OF CLUSTER LOT SUBDIVISION, OLD HICKORY HILLS, PHASE THREE, SECTION TWO, OF RECORD IN INSTRUMENT NO. 20070516-0058484, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM SWH 2017-1 BORROWER, LP, TO SRP SUB, LLC, BY DEED RECORDED ON 11/12/2019, AS INSTRUMENT NUMBER 20191112-0116168, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

Certificate of Authenticity

I, Jennifer Slifkin, 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.

Jennifer Slifkin
Signature

State of Georgia
County of Gwinnett

Personally appeared before me, Crystal D Tedder, a notary public for this county and state, Jennifer Slifkin who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Crystal D Tedder
Notary's Signature

My Commission Expires: 6/5/20.

Notary's Seal (If on paper)

CRYSTAL D TEDDER
Notary Public, Georgia
Dekalb County
My Commission Expires
June 05, 2020