Karen Johnson Davidson County
Batch# 345146 DEEDWARRSP
01/17/2020 12:47:30 PM 8 pgs
Fees: $43.00 Taxes: $5,931.64
20200117-0006426

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:
SRMZ 4 ASSET COMPANY 2, LLC
5001 Plaza on the Lake, Suite 200
Austin, TX 78746

TAX PARCEL ID(S):
174-11-0A-402.00
108-08-0-060.00
150-14-0A-001.00
097-16-0A-112.00
098-01-0-107.00

SPECIAL WARRANTY DEED

EFFECTIVE as of the 13 day of January, 2020, 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 **SRMZ 4 ASSET COMPANY 2, 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 13 day of January, 2020.

GRANTOR:

MUPR 3 ASSETS, 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 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 13 day of January, 2020.

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:

SRMZ 4 ASSET COMPANY 2, LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

Property Address:

3165 Skinner Dr
3208 Lumberjack Rd
4068 Calumet Dr
4813 Peninsula Pointe Dr
5129 Lana Renee Ct

Tax Parcel ID:

174-11-0A-402.00
108-08-0-060.00
150-14-0A-001.00
097-16-0A-112.00
098-01-0-107.00

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:

$1,603,145.74

AFFIANT:

SRMZ 4 ASSET COMPANY 2, 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.

NOTARY PUBLIC STATE OF TEXAS
ANDREW CIMINO
Notary ID #130951807
My Commission Expires
January 6, 2021

Schedule "A"
Legal Description(s)

TRACT 1:

BEING Lot 337 on the plan of CANE RIDGE FARMS, PHASE 6, SECTION 2, of record at Instrument No. 20060216-0018813, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property acquired by Grantor by deed recorded 09/16/2019 at Instrument No. 201909160093828, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 3165 Skinner Dr, Antioch, TN 37013
PARCEL ID: 174-11-0A-402.00
TITLE FILE NO: MDPNT-TN-017

TRACT 2:

BEING Lot 218 on the plan of LARCHWOOD, SECTION 2, of record at Plat Book 5200, Page 57, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property acquired by Grantor by deed recorded 09/25/2019 at Instrument No. 201909250097497, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 3208 Lumberjack Rd, Nashville, TN 37214
PARCEL ID: 108-08-0-060.00
TITLE FILE NO: MDPNT-TN-018

TRACT 3:

BEING Lot 1 on the plan of CALUMET, PHASE 1, of record at Plat Book 6900, Page 673, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property acquired by Grantor by deed recorded 09/25/2019 at Instrument No. 201909250097425, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 4068 Calumet Dr, Antioch, TN 37013
PARCEL ID: 150-14-0A-001.00
TITLE FILE NO: MDPNT-TN-023

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

TRACT 4:

BEING Lot 112 on the plan of THE PENINSULA, PHASE 3, SECTION 2, of record at Plat Book 9700, Page 841, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property acquired by Grantor by deed recorded 10/30/2019 at Instrument No. 201910300111403, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	4813 Peninsula Pointe Dr, Hermitage, TN 37076
PARCEL ID:	097-16-0A-112.00
TITLE FILE NO:	MDPNT-TN-027

TRACT 5:

BEING Lot 50 on the plan of RESUBDIVISION OF LOTS 42-56, ROXBOROUGH, of record at Plat Book 5210, Page 76, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property acquired by Grantor by deed recorded 09/27/2019 at Instrument No. 201909270098667, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	5129 Lana Renee Ct, Hermitage, TN 37076
PARCEL ID:	098-01-0-107.00
TITLE FILE NO:	MDPNT-TN-028

Schedule "B"
Permitted Exception(s)

AS TO TRACT 1 (3165 SKINNER DR, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No(s). 20060216-0018813, 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). 200000905-0087103, 20001204-0119093, 20010815-0088370, 20040319-0031603, 20041102-0131848, 20100526-0040558 and 20120524-0045182, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Book 4420, Page 36 and Book 4428, Page 565; and at Instrument No(s). 20021023-0009340, in the Register's Office of Davidson County, Tennessee.

(4) Agreement(s) recorded at Book 5078, Page 476, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 2 (3208 LUMBERJACK RD, NASHVILLE, TN 37214) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 5200, Page 57, 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 5473, Page 443 and Book 5681, Page 532, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 3 (4068 CALUMET DR, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6900, Page 673, 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 7572, Page 594 and Book 7682, Page 564, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Book 7797, Page 469 and Book 7797, Page 500, in the Register's Office of Davidson County, Tennessee.

(4) Quitclaim of Common Area(s) and/or Facility(ies) as set forth in instrument(s) recorded at Book 7570, Page 216, in the Register's Office of Davidson County, Tennessee.

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

AS TO TRACT 4 (4813 PENINSULA POINTE DR, HERMITAGE, TN 37076) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 9700, Page 841, 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 9564, Page 693; Book 9754, Page 35; Book 9977, Page 359; Book 10333, Page 219; Book 11258, Page 85; and Book 11181, Page 371; and at Instrument No(s). 20000822-0083193 and 20030313-0033780, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 5 (5129 LANA RENEE CT, HERMITAGE, TN 37076) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 5210, Page 76, 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 5302, Page 669 and Book 8296, Page 18, 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

*PAMUELA WOOD

Personally appeared before me, [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