Karen Johnson Davidson County
Batch# 349030 DEEDWARRSP
01/27/2020 12:19:30 PM 6 pgs
Fees: $33.00 Taxes: $2,480.16
20200127-0009544

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:
CPI/Amherst SFR Program Owner, L.L.C.
5001 Plaza on the Lake, Suite 200
Austin, TX 78746

TAX PARCEL ID(S):
172-08-0A-107.00
183050A39200CO

SPECIAL WARRANTY DEED

EFFECTIVE as of the 22 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 **CPI/Amherst SFR Program Owner, L.L.C.**, 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 22 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 22 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: **CPI/Amherst SFR Program Owner, L.L.C.** **5001 Plaza on the Lake** **Suite 200** **Austin, TX 78746** Property Address: ***1505 Hunters Branch Rd*** ***7149 Smokey Hill Rd*** Tax Parcel ID: ***172-08-0A-107.00*** ***183050A39200CO***	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: ~~$670,314.82~~ $670,314.81 ~~$670,314.81~~ AFFIANT: **CPI/Amherst SFR Program Owner, L.L.C.** 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 107 of HUNTERS BRANCH, PLANNED UNIT DEVELOPMENT, SECTION TWO-A, as per plat of record in Plat Book 6250, Page 819, amendment in Plat Book 6815, Page 77, 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 conveyed to Grantor by deed recorded 09/09/2019 at Instrument No. 20190909-0090996, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	1505 Hunters Branch Rd, Antioch, TN 37013
PARCEL ID:	172-08-0A-107.00
TITLE FILE NO:	CARL8-TN-07

TRACT 2:

BEING Lot 181 on the plan of OCTOBER WOODS, PHASE 3, SECTION 10, of record at Instrument No. 20040114-0005885, in the Register's Office of Davidson County, Tennessee, to which plat references is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 07/03/2019 at Instrument No. 20190703-0064824, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	7149 Smokey Hill Rd, Antioch, TN 37013
PARCEL ID:	183050A39200CO
TITLE FILE NO:	CARL8-TN-05

Schedule "B"
Permitted Exception(s)

AS TO TRACT 1 (1505 HUNTERS BRANCH RD, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6250, Page 819 and Plat Book 6815, Page 77.

(2) Covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 6601, Page 7; Book 6632, Page 424; Book 8923, Page 318; Book 6632, Page 429; and Book 6612, Page 885.

(3) Easement(s) as set forth in instrument(s) recorded at Book 7893, Page 324; Book 7893, Page 403; and Book 7893, Page 407.

AS TO TRACT 2 (7149 SMOKEY HILL RD, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No(s). 20040114-0005885.

(2) Covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 9840, Page 276; Book 10181, Page 986; Book 10548, Page 501; Book 10548, Page 503; Book 9840, Page 267; and Book 9840, Page 259; and at Instrument No(s). 19991206-0300152 and 20040121-0008040.

(3) Easement(s) as set forth in instrument(s) recorded at Book 8443, Page 75.

(4) Agreement(s) as set forth in instrument(s) recorded at Book 9771, Page 560; Book 10010, Page 50; and Book 10951, Page 709.

(5) Conveyance(s) of Common Area(s) and/or Facility(ies) as set forth in instrument(s) recorded at Instrument No(s). 20000425-0041127.

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