Karen Johnson Davidson County
Batch# 365084 DEEDWARRSP
02/28/2020 03:28:30 PM 6 pgs
Fees: $33.00 Taxes: $2,305.98
20200228-0022619

SPACE ABOVE THIS LINE FOR RECORDER'S USE

REQUESTED BY, AND AFTER RECORDING, RETURN TO:
BCHH, Inc.
181 Montour Run Road
Coraopolis, PA 15108

MAIL TAX STATEMENTS TO:
ALTO ASSET COMPANY 2, LLC
5001 Plaza on the Lake, Suite 200
Austin, TX 78746

TAX PARCEL ID(S):
150120A14700CO
063160B02900CO

SPECIAL WARRANTY DEED

EFFECTIVE as of the 21 day of Feb, 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 **ALTO ASSET COMPANY 2, LLC, formerly known as 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 21 day of Feb, 20 20.

GRANTOR:

MUPR 3 ASSETS, LLC

By: **Main Street Renewal LLC**
Its: **Authorized Signor**

By: _____
Alyssia Ventura
Its: **Closing Supervisor**

STATE OF TEXAS

COUNTY OF TRAVIS } **ss.**

ACKNOWLEDGMENT

I, Alyson Chandler, a Notary Public of Travis County, State of Texas, certify that Alyssia Ventura personally came before me this day and acknowledged that she is the Closing Supervisor of Main Street Renewal LLC, 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 21 day of Feb, 20 20.

_____
(Signature of Notary Public)

Alyson Chandler
(Print Name of Notary Public)

NOTARY PUBLIC in and for the State and County aforesaid.

12/04/2021
My Commission Expires

131370130
Commission No.

ALYSON CHANDLER
Notary ID #131370130
My Commission Expires
December 4, 2021

This instrument prepared by:

Jay A. Rosenberg, Esq.
Member Tennessee Bar
Rosenberg LPA, Attorneys At Law
3805 Edwards Rd, Ste 550
Cincinnati, OH 45209
Phone: (513) 247-9605
Fax: (866) 611-0170

New Owner Name and Address to:

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

Property Address:

1225 Quaise Moor E
Nashville, TN 37013

1668 Aaronwood Dr
Nashville, TN 37138

Tax Parcel ID:

150120A14700CO
063160B02900CO

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:

$623,239.24

AFFIANT:

ALTO ASSET COMPANY 2, LLC

By: **Main Street Renewal LLC**
Its: **Authorized Signor**

By: _____
Alyssia Ventura
Its: **Closing Supervisor**

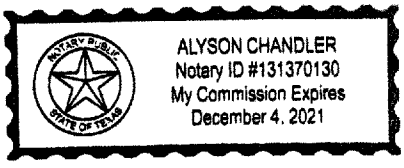
_____
(Signature of Notary Public)

Alyson Chandler
(Print Name of Notary Public)

NOTARY PUBLIC in and for the State and County aforesaid.

12/04/2021
My Commission Expires

131370130
Commission No.



Schedule "A"
Legal Description(s)

TRACT 1:

BEING Lot 639 on the plan of SOMERSET, PHASE 5-C, of record at Plat Book 7900, Page 592, 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 10/15/2019 at Instrument No. 20191015-0105552, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 1225 Quaise Moor E, Nashville, TN 37013
PARCEL ID: 150120A14700CO
TITLE FILE NO: MDPNT-TN-005

TRACT 2:

BEING Lot 29 on the plan of HAMPTON PARK (FORMERLY CHITWOOD DOWNS), of record at Plat Book 6900, Page 500, as amended at Book 7462, Page 445; Book 8181, Page 112; and Book 24, Page 250, 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 10/21/2019 at Instrument No. 20191021-0107214, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 1668 Aaronwood Dr, Nashville, TN 37138
PARCEL ID: 063160B02900CO
TITLE FILE NO: MDPNT-TN-008

Schedule "B"
Permitted Exception(s)

AS TO TRACT 1 (1225 QUAISE MOOR E, NASHVILLE, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 7900, Page 592, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 7619, Page 647; Book 7657, Page 583; Book 7675, Page 923; Book 8708, Page 630; Book 7776, Page 826; Book 8201, Page 770; Book 8663, Page 384; Book 9036, Page 326; Book 9065, Page 744; Book 9072, Page 572; Book 9245, Page 332; Book 9696, Page 654; Book 10404, Page 641; Book 7619, Page 697; Book 9509, Page 363; and Book 9647, Page 472, and Instrument No(s). 20090513-0044145 and 20060405-0039162, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 2 (1668 AARONWOOD DR, NASHVILLE, TN 37138) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6900, Page 500, as affected by instrument(s) recorded at Book 7462, Page 445; Book 8181, Page 112; and Book 24, Page 250, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 7351, Page 852; Book 7451, Page 739; Book 8181, Page 112; Book 8336, Page 393; Book 7431, Page 204; and Book 8833, Page 216, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Book 7460, Page 930; Book 7489, Page 515; Book 8739, Page 991; Book 8951, Page 179; Book 8007, Page 235; and Book 2247, Page 75, in the Register's Office of Davidson County, Tennessee.

(4) Conveyance(s) of common area(s) and/or facility(ies) as set forth in instrument(s) recorded at Book 8207, Page 276, 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

Pamuela L. Wood

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