This instrument prepared by:
O'Kelley & Sorohan, Attorneys at Law, LLC
3097 Satellite Blvd., Bldg. 700, Ste. 400
Duluth, GA 30096
Tel. 770-497-9100

This instrument may be returned to:
OS National LLC
3097 Satellite Blvd., Building 700, Suite 400
Duluth, GA 30096
Attn: Institutional Transactions Dept.

Send tax bills to:
Progress Residential
Exchange Borrower, LLC
P.O. Box 4090
Scottsdale, AZ 85261

Karen Johnson Davidson County
Batch# 375862 DEEDWARRSP
03/23/2020 11:40:30 AM 14 pgs
Fees: $73.00 Taxes: $2,806.82
20200323-0031411

Name and address of new owner:
P4 SFR PROPERTY OWNER 1, LLC,
with mailing address of
P.O. Box 4090
Scottsdale, AZ 85261

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

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

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,

PROGRESS RESIDENTIAL BORROWER 12, LLC, a Delaware limited liability company, formerly known as **Progress Residential 2015-3 Borrower, LLC**, by virtue of the Certificate attached hereto as Exhibit "B",

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

P4 SFR PROPERTY OWNER 1, LLC, a Delaware limited liability company, the Grantee herein, its successors, heirs and assigns, certain real estate more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein.

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

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever, and 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, if any.

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

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.]

Witness our hand on March 19th, 2020, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officer to be effective on said day and date.

PROGRESS RESIDENTIAL BORROWER 12, LLC,
a Delaware limited liability company

By: _____
Name: Travis Chester
Title: Authorized Signatory

State of Arizona
County of Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Travis Chester (name of the natural person executing the instrument), to me known to be the person who executed the foregoing instrument on behalf of **PROGRESS RESIDENTIAL BORROWER 12, LLC**, a Delaware limited liability company, and that he executed the same as the free act and deed of said **PROGRESS RESIDENTIAL BORROWER 12, LLC**, a Delaware limited liability company.

Witness my hand, at office, this 19 day of March, 2020.

JACKLYN ARMSTRONG
Notary Public - Arizona
Maricopa County
My Comm. Expires Aug 18, 2020

_____
Notary Public
My commission expires:
(Affix Seal)

VALUE AFFIDAVIT

State of Arizona
County of Maricopa

The actual consideration or value, whichever is greater, for this transfer is $ 758,600.00.

Affiant

Subscribed and sworn to before me this 16 day of March, 2020.

JACKLYN ARMSTRONG
Notary Public - Arizona
Maricopa County
My Comm. Expires Aug 18, 2020

Notary Public
My Commission Expires:
(Affix Seal)

EXHIBIT "A"

PROPERTY SCHEDULE

Count	File Number	Address	City	State	Zip
1	FREO-148640	1749 ELIJAH RYAN DRIVE	ANTIOCH	TN	37013
2	FREO-136120	405 BREEZE POINT	HERMITAGE	TN	37076
3	FREO-140767	6996 CALDERWOOD DRIVE	ANTIOCH	TN	37013

LEGAL DESCRIPTIONS

EXHIBIT A-1

STREET ADDRESS: 1749 ELIJAH RYAN DRIVE, ANTIOCH, TN, 37013

COUNTY: DAVIDSON

CLIENT CODE: FREO-148640

TAX PARCEL ID/APN: 174 11 0A 498.00

BEING LOT NO. 49 CANE RIDGE FARMS, PHASE 3, SECTION 1, AS THE SAME APPEARS OF RECORD IN INSTRUMENT NO. 20070703-0079200, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT SPECIFIC REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM FREO TENNESSEE, LLC, TO PROGRESS RESIDENTIAL 2015-3 BORROWER, LLC, BY DEED RECORDED ON 11/4/2015, AS INSTRUMENT NUMBER 20151104-0112410, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-2

STREET ADDRESS: 405 BREEZE POINT, HERMITAGE, TN, 37076

COUNTY: DAVIDSON

CLIENT CODE: FREO-136120

TAX PARCEL ID/APN: 098 09 0A 093.00

LOT 176, PHASE THREE-A, LAKESHORE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 516, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED FROM FREO TENNESSEE, LLC, TO PROGRESS RESIDENTIAL 2015-3 BORROWER, LLC, BY DEED RECORDED ON 11/4/2015, AS INSTRUMENT NUMBER 20151104-0112410, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-3

STREET ADDRESS: 6996 CALDERWOOD DRIVE, ANTIOCH, TN, 37013

COUNTY: DAVIDSON

CLIENT CODE: FREO-140767

TAX PARCEL ID/APN: 181 03 0A 121.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 121 SUBDIVISION PL AT ON THE PLAN OF SECTION FIVE, INDIAN CREEK ESTATES, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20030424-0055115, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

THIS BEING THE SAME PROPERTY CONVEYED FROM FREO TENNESSEE, LLC, TO PROGRESS RESIDENTIAL 2015-3 BORROWER, LLC, BY DEED RECORDED ON 11/4/2015, AS INSTRUMENT NUMBER 20151104-0112410, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT "B"

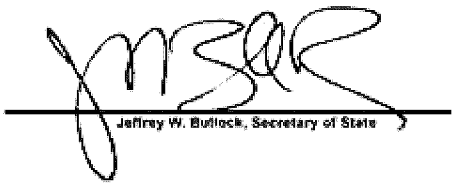
See attached Certificate.

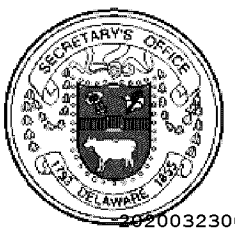
Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE RESTATED CERTIFICATE OF "PROGRESS RESIDENTIAL 2015-3 BORROWER, LLC", CHANGING ITS NAME FROM "PROGRESS RESIDENTIAL 2015-3 BORROWER, LLC" TO "PROGRESS RESIDENTIAL BORROWER 12, LLC", FILED IN THIS OFFICE ON THE FIFTH DAY OF MARCH, A.D. 2020, AT 11:10 O`CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF THE AFORESAID RESTATED CERTIFICATE IS THE NINETEENTH DAY OF MARCH, A.D. 2020 AT 8 O'CLOCK A.M.





5813924 8100
SR# 20201959559

202003230031411

Authentication: 202532358
Date: 03-06-20

You may verify this certificate online at corp.delaware.gov/authver.shtml

AMENDED AND RESTATED CERTIFICATE OF FORMATION
OF
PROGRESS RESIDENTIAL 2015-3 BORROWER, LLC

THIS Amended and Restated Certificate of Formation of Progress Residential 2015-3 Borrower, LLC (the "Company"), dated as of March 5, 2020, has been duly executed and is being filed by the undersigned, as an authorized person, in accordance with the provisions of 6 Del. C. §18-208, to amend and restate the Certificate of Formation of the Company, which was filed with the Secretary of State of the State of Delaware on September 1, 2015 (the "Certificate"), to form a limited liability company under the Delaware Limited Liability Company Act (6 Del. C. §18-101, et seq.).

The Certificate is hereby amended and restated in its entirety to read as follows:

1. Name. The name of the limited liability company is Progress Residential Borrower 12, LLC.

2. Registered Office. The address of the registered office of the Company in the State of Delaware is c/o Corporation Service Company, 251 Little Falls Drive, Wilmington, Delaware 19808.

3. Registered Agent. The name and address of the registered agent for service of process on the Company in the State of Delaware is Corporation Service Company, 251 Little Falls Drive, Wilmington, Delaware 19808.

4. Effectiveness. This Amended and Restated Certificate of Formation shall be effective on March 19, 2020, at 8:00 a.m. Eastern Time.

IN WITNESS WHEREOF, the undersigned has executed this Amended and Restated Certificate of Formation as of the date first-above written.

/s/ Robyn Moline
Name: Robyn Moline
Title: Authorized Person

26545643.2

State of Delaware
Secretary of State
Division of Corporations
Delivered 11:10 PM 03/05/2020
FILED 11:10 PM 03/05/2020
SR 20201959559 - File Number 5813924

202003230031411

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