Karen Johnson Davidson County
Batch# 378929 DEEDWARRSP
03/30/2020 08:39:30 AM 6 pgs
Fees: $33.00 Taxes: $1,142.11
20200330-0033688

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

TAX PARCEL ID(S):
See attached Schedule "A"

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

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

SPECIAL WARRANTY DEED

THIS DEED is made to be effective as of the 26th day of March, 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, **JEFF 1, 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 20th day of March, 2020.

GRANTOR:

JEFF 1, LLC

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

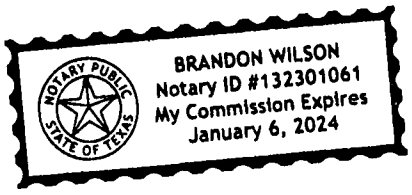
By: _____
Alyson Cimino
Its: **Closing Supervisor**

STATE OF TEXAS }
COUNTY OF TRAVIS } **ss.**

ACKNOWLEDGMENT

I, Brandon Wilson, a Notary Public of Travis County, State of Texas, certify that Alyson Cimino personally came before me this day and acknowledged that she is the Closing Supervisor of Main Street Renewal LLC, the Authorized Signor for JEFF 1, 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 20th day of March, 2020.



_____
(Signature of Notary Public)

Brandon Wilson
(Print Name of Notary Public)

NOTARY PUBLIC in and for the State and County aforesaid.

01/06/2024
My Commission Expires

132301061
Commission No.

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:

712 Jaywood Dr, Old Hickory, TN 37138

Tax Parcel ID:

063-16-0B-050.00

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:

$308,678.29

AFFIANT:

CPI/Amherst SFR Program Owner, L.L.C.

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

By: _____
Alyson Cimino
Its: **Closing Supervisor**

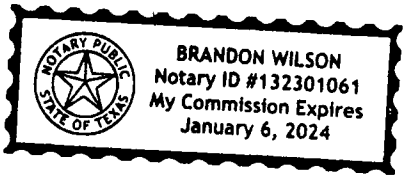
_____
(Signature of Notary Public)

Brandon Wilson
(Print Name of Notary Public)

NOTARY PUBLIC in and for the State and County aforesaid.

01/06/2024
My Commission Expires

132301061
Commission No.



Schedule "A"
Legal Description(s)

TRACT 1:

BEING Lot 84 on the plan of HAMPTON PARK (FORMERLY CHITWOOD DOWNS, A PLANNED UNIT DEVELOPMENT), of record at Plat Book 6900, Pages 550-552, together with Certificates of Correction of record at Book 7462, Page 445 and Book 8110, Page 401, and together with Amendment to Plat of record at Book 8181, Page 112, in the Register's Office for 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 12/12/2019 at Instrument No. 201912120128186, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	712 Jaywood Dr, Old Hickory, TN 37138
PARCEL ID:	063-16-0B-050.00
TITLE FILE NO:	CARL10-TN-011

Schedule "B"
Permitted Exception(s)

AS TO TRACT 1 (712 JAYWOOD DR, OLD HICKORY, TN 37138) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6900, Page 405 and Plat Book 6900, Pages 550 through 552, inclusive, as affected by instrument(s) recorded at Book 7462, Page 445; Book 8110, Page 401; and Book 8181, Page 112, 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 8336, Page 393; Book 7431, Page 204; Book 8517, Page 762; 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 2247, Page 75; Book 7460, Page 930; Book 7489, Page 515; Book 8007, Page 235; Book 8657, Page 179; Book 8739, Page 991; Book 11030, Page 740; Book 11030, Page 743; and Book 11030, Page 785, 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 and Book 8951, Page 797, 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

* HEATHER L REVAY

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

Heather L. Revay

Notary's Signature

My Commission Expires: 4-11-2022

Notary' Seal (if on paper)

Commonwealth of Pennsylvania – Notary Seal
Heather L. Revay, Notary Public
Allegheny County
My Commission Expires April 11, 2022
Commission Number 1331166