Karen Johnson Davidson County
Batch# 378929 DEEDWARRSP
03/30/2020 08:39:30 AM 7 pgs
Fees: $38.00 Taxes: $3,223.73
20200330-0033689

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, **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 20th day of March, 2020.

GRANTOR:

MUPR 3 ASSETS, LLC

By: **Main Street Renewal LLC**
Its: **Authorized Signor**
By: _____
Alyson Cimino
Its: **Closing Supervisor**

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

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 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 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.

BRANDON WILSON
Notary ID #132301061
My Commission Expires
January 6, 2024

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:

1617 Hunters Branch Rd, Antioch, TN 37013
3456 Harborwood Circle, Nashville, TN 37214
7408 River Park Dr, Nashville, TN 37221

Tax Parcel ID:

172-08-0A-115.00
108-12-0B-043.00
155-03-0B-017.00CO

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:

$871,276.85

AFFIANT:

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

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

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

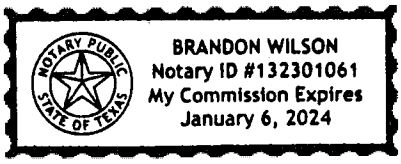
_____
(Signature of Notary Public)

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 115 on the plan of HUNTER'S BRANCH, PLANNED UNIT DEVELOPMENT, SECTION TWO-A, of record at Plat Book 6250, Page 819, as amended at 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 10/30/2019 at Instrument No. 201910300111291, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 1617 Hunters Branch Rd, Antioch, TN 37013
PARCEL ID: 172-08-0A-115.00
TITLE FILE NO: CARL10-TN-018

TRACT 2:

BEING Lot 173 on the plan of HARBORVIEW, PHASE 1-A, SECTION TWO, of record at Book 6900, Pages 756-758, 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 10/30/2019 at Instrument No. 201910300111294, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 3456 Harborwood Circle, Nashville, TN 37214
PARCEL ID: 108-12-0B-043.00
TITLE FILE NO: CARL10-TN-019

TRACT 3:

BEING Lot 17 on the plan of RIVER PARK ESTATES, of record at Book 6250, Pages 658-659, together with Surveyor's Certificate of Correction of record at Book 6785, Page 427, and together with Amendment of record at Book 6830, Page 806, 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 02/10/2020 at Instrument No. 202002100015132, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 7408 River Park Dr, Nashville, TN 37221
PARCEL ID: 155-03-0B-017.00CO
TITLE FILE NO: CARL10-TN-017

Schedule "B"
Permitted Exception(s)

AS TO TRACT 1 (1617 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, 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 6601, Page 7, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 2 (3456 HARBORWOOD CIRCLE, NASHVILLE, TN 37214) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6900, Pages 756 through 758, inclusive, as affected by instrument(s) recorded at Book 9096, Page 764, 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 7471, Page 26; Book 7646, Page 142; Book 7646, Page 147; Book 7646, Page 149; Book 7647, Page 648; Book 7732, Page 749; Book 8263, Page 534; Book 8271, Page 863; Book 8297, Page 380; Book 8634, Page 19; Book 8856, Page 361; Book 9182, Page 786; Book 7522, Page 339; and Book 8263, Page 554; and Instrument No(s). 20160523-0050983, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Book 5856, Page 80; Book 5856, Page 84; Book 5658, Page 984; Book 6147, Page 886; Book 6147, Page 893; and Book 8068, Page 723, in the Register's Office of Davidson County, Tennessee.

(4) Agreement(s) as set forth in instrument(s) recorded at Book 7390, Page 270, in the Register's Office of Davidson County, Tennessee.

(5) Conveyance(s) of common area(s) and/or facility(ies) as set forth in instrument(s) recorded at Book 8297, Page 376, in the Register's Office of Davidson County, Tennessee.

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

AS TO TRACT 3 (7408 RIVER PARK DR, NASHVILLE, TN 37221) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6250, Page 658-659, as affected by instrument(s) recorded at Book 6485, Page 427 and Book 6830, Page 806, 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 6672, Page 600; Book 7155, Page 844; and Book 7216, Page 833, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Book 3819, Page 296 and Book 5738, Page 824, 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