Karen Johnson Davidson County
Batch# 378929 DEEDWARRSP
03/30/2020 08:39:30 AM 6 pgs
Fees: $33.00 Taxes: $1,050.04
20200330-0033690

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, **SUNFIRE 3, 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:

SUNFIRE 3, 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 SUNFIRE 3, 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.

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

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:

228 Woodmaker Ct, Nashville, TN 37214

Tax Parcel ID:

108-15-0A-022.00

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:

$283,795.46

AFFIANT:

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

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

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

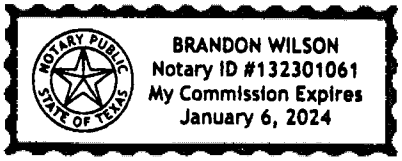
_____
(Signature of Notary Public)

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 22 on the plan of PERCY PRIEST WOODS SUBDIVISION, REVISION OF CHESWICKE PARK P.U.D., of record at Plat Book 9700, Page 384, 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 09/27/2019 at Instrument No. 201909270098709, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	228 Woodmaker Ct, Nashville, TN 37214
PARCEL ID:	108-15-0A-022.00
TITLE FILE NO:	CARL10-TN-030

Schedule "B"
Permitted Exception(s)

AS TO TRACT 1 (228 WOODMAKER CT, NASHVILLE, TN 37214) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 9700, Page 384 and Plat Book 6900, Pages 577-581, 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 10420, Page 228; Book 11044, Page 988; Book 5984, Page 865; Book 6020, Page 270; and Book 6097, Page 11, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Book 6071, Page 482; Book 6071, Page 491; Book 10099, Page 611; Book 6147, Page 886; Book 6147, Page 893; Book 11201, Page 729; and Book 11201, Page 748, in the Register's Office of Davidson County, Tennessee., 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

Personally appeared before me,* HEATHER L REVAY [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