Karen Johnson Davidson County
Batch# 381735 DEEDWARRSP
04/03/2020 12:13:30 PM 6 pgs
Fees: $33.00 Taxes: $1,339.43
20200403-0035974

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:
SRMZ 4 ASSET COMPANY 3, LLC
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, made to be effective as of the 31st day of March, 2020, is made and entered into by and between **MUPR 3 ASSETS, LLC**, hereinafter referred to as *"Grantor"*, and **SRMZ 4 ASSET COMPANY 3, LLC**, hereinafter referred to as *"Grantee"*.

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), and other good and valuable consideration, in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, Grantor has bargained, sold, conveyed and by these presents does transfer sell and convey unto Grantee, Grantee's 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 25th 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
COUNTY OF TRAVIS } **ss.**

ACKNOWLEDGMENT

I, Andrew Cimino, 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 25th day of March, 2020.

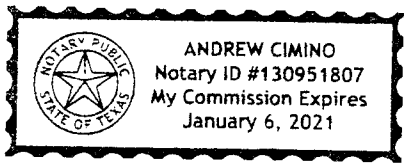
_____
(Signature of Notary Public)

Andrew Cimino
(Print Name of Notary Public)

NOTARY PUBLIC in and for the State and County aforesaid.

01/06/2021
My Commission Expires

130951807
Commission No.



New Owner Name and Address to: **SRMZ 4 ASSET COMPANY 3, LLC** **5001 Plaza on the Lake** **Suite 200** **Austin, TX 78746** Property Address: ***4533 S Trace Blvd, Nashville, TN 37138*** Tax Parcel ID: ***063-12-0-035.00***	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: $362,008.91 AFFIANT: **SRMZ 4 ASSET COMPANY 3, LLC** By: **Main Street Renewal LLC** Its: **Authorized Signor** By: _____ **Alyson Cimino** Its: **Closing Supervisor** _____ (Signature of Notary Public) **Andrew Cimino** (Print Name of Notary Public) NOTARY PUBLIC in and for the State and County aforesaid. **01/06/2021** My Commission Expires **130951807** Commission No. ANDREW CIMINO Notary ID #130951807 My Commission Expires January 6, 2021

Schedule "A"
Legal Description(s)

TRACT 1:

BEING Lot 34 on the plan of RESUBDIVISION OF LOTS 34 AND 35, SOUTHFORK, SECTION TWO, of record in Plat Book 8250, Page 89, 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. 20191030-0111321, in the Register's Office aforesaid.

COMMONLY KNOWN AS:	4533 S Trace Blvd, Nashville, TN 37138
PARCEL ID:	063-12-0-035.00
TITLE FILE NO:	SRMZ4.9-TN-0005

Schedule "B"
Permitted Exception(s)

AS TO TRACT 1 (4533 S TRACE BLVD, NASHVILLE, TN 37138) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 8250, Page 89 and Plat Book 6250, Page 386, 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 6906, Page 733; Book 8291, Page 955; and Book 6790, Page 998, in the Register's Office of Davidson County Tennessee.

(3) Agreement(s) as set forth in instrument(s) recorded at Book 6504, Page 406 and Book 6566, Page 208, 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,*[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.

* HEATHER L REVAY

** 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