This instrument prepared by:
Brendi Kaplan
Nelson Mullins Riley & Scarborough LLP
150 Fourth Avenue North, Suite 1100
Nashville, TN 37219
Tel. 615-664-5318

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

Karen Johnson Davidson County
Batch# 391554 DEEDWARRSP
04/24/2020 03:16:30 PM 9 pgs
Fees: $48.00 Taxes: $825.10
20200424-0043425

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Magnify Real Estate Borrower SPV I, LLC 7000 Bee Cave Road, Suite 300 Austin, TX 78746	Same as New Owner	See Exhibit A

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MAGNIFY CAPITAL REAL ESTATE FUND, LP**, a Delaware limited partnership, the "Grantor" herein, has this day bargained and sold, and does hereby transfer and convey unto, **MAGNIFY REAL ESTATE BORROWER SPV I, LLC**, a Delaware limited liability company, the "Grantee" herein, its representatives, successors and assigns, certain real estate more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its representatives, successors and assigns forever; and Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter, if any.

Grantor further covenants and binds itself, its representatives, successors, and assigns, to warrant and forever defend the title to said real estate to said Grantee, its representatives, successors 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.]

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

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 13 day of APRIL, 2020, effective as of April 23, 2020.

MAGNIFY CAPITAL REAL ESTATE FUND, LP,
a Delaware limited partnership

By: Magnify Capital GP, LLC,
a Delaware limited liability company,
its General Partner

By: Magnify Capital LLC,
a Delaware limited liability company,
its sole member

By: _____
Name: Michael Stewart
Title: Executive Vice President and CIO

STATE OF TEXAS
COUNTY OF TRAVIS

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Michael Stewart (name of the natural person executing the instrument), to me known to be the person who executed the foregoing instrument on behalf of **MAGNIFY CAPITAL, LLC**, a Delaware limited liability company, sole member of **MAGNIFY CAPITAL GP, LLC,** a Delaware limited liability company, General Partner of **MAGNIFY CAPITAL REAL ESTATE FUND, LP**, a Delaware limited partnership, and that he/she executed the same as the free act and deed of said limited partnership.

Witness my hand, at office, this 13 day of APRIL, 2020.

_____
Notary Public
My commission expires: 6/29/2022
(Affix Seal)

HALEY KOOL
Notary ID #131627471
My Commission Expires
June 29, 2022

VALUE AFFIDAVIT

State of Texas
County of TRAVIS

The actual consideration or value, whichever is greater, for this transfer is $ 223,000.00 .

Affiant

Subscribed and sworn to before me this 13 day of APRIL, 2020.

Notary Public

My Commission Expires: 6/29/2022
(Affix Seal)

HALEY KOOL
Notary ID #131627471
My Commission Expires
June 29, 2022

TN - MAGNIFY CAPITAL REAL ESTATE FUND, LP - SWD

EXHIBIT "A"

PROPERTY SCHEDULE

Count	File Number	Address	City	State	Zip	County
1	12149589-MG-2	127 WELWORTH / 129 WELWORTH	MADISON	TN	37115	DAVIDSON

LEGAL DESCRIPTIONS

EXHIBIT A-1

STREET ADDRESS: 127 WELWORTH / 129 WELWORTH, MADISON, TN, 37115

COUNTY: DAVIDSON

CLIENT CODE: 12149589-MG-2

TAX PARCEL ID/APN: 034 13 0 088.00 & 035 13 0 088.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7, BLOCK A, IN EAST LAWN AS IT APPEARS ON THE PLAN OF SAID SUBDIVISION OF RECORD IN PLAT BOOK 547, AT PAGE 154, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY EXPRESSLY MADE.

THIS BEING THE SAME PROPERTY CONVEYED FROM CAROLYN LAWRENCE & DOUG LAWRENCE, TO MAGNIFY CAPITAL REAL ESTATE FUND, LP, BY DEED RECORDED ON 09/25/2019, AS INSTRUMENT NUMBER 20190925-0097428, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

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