Karen Johnson Davidson County
Batch# 400975 DEEDWARRSP
05/15/2020 11:57:30 AM 5 pgs
Fees: $28.00 Taxes: $973.10
20200515-0050673

*Prepared by*:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, Tennessee 38119

*Record and return to:*
SELECTITLE, LLC
12276 San Jose Blvd., Suite 423
Jacksonville, FL 32223

# SPECIAL WARRANTY DEED

**THIS INDENTURE**, made and entered into this 5th day of May, 2020 by and between **FREO Progress, LLC, a Delaware Limited Liability Company**, party of the first part, and **P4 SFR Property Owner 1, LLC, a Delaware limited liability company**, party of the second part.

**WITNESSETH:** That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the real estate, situated and being in the County of **Davidson**, Tennessee, as described on ***Exhibit "A"*** attached hereto and made a part hereof ("Property Description").

**TO HAVE AND TO HOLD** the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those matters set forth on ***Exhibit "B"*** attached hereto and made a part hereof ("Permitted Encumbrances");

and that the title and quiet possession thereto party of the first part warrants and will forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the said party of the first part the day and year first above written.

**FREO Progress, LLC, a Delaware Limited Liability Company**

By: _____
Printed name: Travis L. Chester
Title: Authorized Signor

**STATE OF** AZ )
**COUNTY OF** Maricopa )

Before me, the undersigned Notary Public of the aforesaid County and State, personal appeared Travis L. Chester, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Authorized Signor of FREO Progress, LLC, the within named bargainer, a Delaware Limited Liability Company, and that he/she executed the foregoing instrument for the purposes therein contained as the free **act and deed of FREO Progress, LLC.**

WITNESS my hand and Notarial Seal at office this the 5th day of May, 2020.

HEIDI M MCCARTHY
Notary Public - Arizona
Maricopa County
Commission # 554413
My Comm. Expires Sep 18, 2022

Notary Public : Heidi McCarthy

**Property Owner/Mail Tax Bills To**:
P4 SFR Property Owner 1, LLC
PO Box 4090
Scottsdale, AZ 85261

**Property Address:**
6740 Ascot Drive, Antioch, TN 37013

**Tax Parcel No.:**
151-09-0A-307-00

STATE OF AZ )
COUNTY OF Maricopa )

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 263,000 which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Affiant : Travis L. Chester

Subscribed and sworn before me this 5th day of May, 2020.

HEIDI M MCCARTHY
Notary Public - Arizona
Maricopa County
Commission # 554413
My Comm. Expires Sep 18, 2022

Notary Public : Heidi McCarthy

EXHIBIT "A"

Property Description

Land in Davidson County, Tennessee, being Lot 307, as shown on Long Hunter Chase, Phase 3, Section 2, on plat of record in Instrument No. 20020926-0117442, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Grantor by deed recorded at Instrument No. 20191209-0126709 in said Register's Office.

EXHIBIT "B"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;

2. Matters that would be shown by an accurate survey and inspection of the property;

3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

5. All roads and legal highways;

6. Rights of parties in possession (if any); and

7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

THIS DEED IS PREPARED WITH INFORMATION PROVIDED BY THE PARTIES AT THE PARTIES' REQUEST AND WITHOUT A TITLE EXAMINATION OR SURVEY. PREPARER HAS PROVIDED NO TAX ADVICE TO EITHER PARTY. BY THE EXECUTION AND ACCEPTANCE OF THIS DEED, THE PARTIES HERETO WAIVE RECEIPT OF A TITLE EXAMINATION, A TITLE OPINION, A TITLE INSURANCE POLICY, A SURVEY, AND TAX ADVICE; THE PARTIES DO HEREBY RELEASE AND HOLD HARMLESS THE PREPARER FROM ANY LOSS, COST DAMAGE, OR EXPENSE RESULTING FROM THIS CONVEYANCE.

# True Copy Certification

I, Amy Gaffney, 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 FL

County of Duval

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.

Notary's Signature

My Commission Expires: 01/13/2024
Notary' Seal (if on paper)

NOTARY PUBLIC STATE OF FLORIDA

ANASTASIA WIARD
Commission # GG 946832
Expires January 13, 2024
Bonded Thru Budget Notary Services