Karen Johnson Davidson County
Batch# 411065 DEEDWARRSP
06/05/2020 01:39:30 PM 8 pgs
Fees: $43.00 Taxes: $4,060.30
20200605-0058169

SPACE ABOVE THIS LINE FOR RECORDER'S USE

REQUESTED BY, AND AFTER RECORDING, RETURN TO:
BCHH, Inc.
181 Montour Run Road
Coraopolis, PA 15108

MAIL TAX STATEMENTS TO:
AMNL ASSET COMPANY 1 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 28th day of May, 2020, is made and entered into by and between **JEFF 1, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("Grantor"), and **AMNL ASSET COMPANY 1 LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantee*").

GRANTOR, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, unto Grantee, the following real property lying and being in the County of Davidson, in the State of Tennessee, to-wit:

[See attached Schedule "A" – Legal Description(s)]

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Schedule "B" attached hereto.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

[Signature Page Follows]

WITNESS the Grantor's hand this 26th day of May, 2020,

GRANTOR:

JEFF 1, LLC

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

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

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

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 26th day of May, 2020, by Alyson Cimino, as Closing Supervisor of Main Street Renewal LLC, the Authorized Signor of JEFF 1, LLC, who is personally known to me, and furthermore, the aforementioned person has acknowledged that her signature was her free and voluntary act for the purposes set forth in this instrument.

_____
(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.

NOTARY PUBLIC STATE OF TEXAS
ANDREW CIMINO
Notary ID #130951807
My Commission Expires
January 6, 2021

New Owner Name and Address to:

AMNL ASSET COMPANY 1 LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

Property Address:

309 Oak Timber Ct, Antioch, TN 37013
3152 Kinwood Dr, Nashville, TN 37013
3633 Lake Towne Dr, Nashville, TN 37013
4056 Farmingham Woods Dr, Hermitage, TN 37076
661 Roxanne Dr, Nashville, TN 37013

Tax Parcel ID:

150-11-0-263.00
150-09-0-188.00
150-10-0-206.00
087-05-0A-132.00
162-11-0-035.00

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:

$1,097,378.30

AFFIANT:

AMNL ASSET COMPANY 1 LLC

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

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

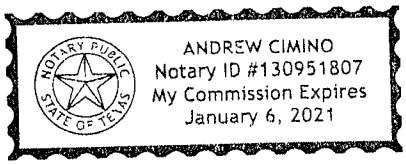
_____
(Signature of Notary Public)

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.



Schedule "A"
Legal Description(s)

TRACT 1:

BEING Lot 75 on the plan of LAKE TOWNE PARK, SECTION TWO, of record in Plat Book 6900, Page 111, 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 acquired by Grantor by instrument recorded 01/09/2020 at Instrument No. 20200109-0003182, in the Register's Office of Davidson County; Tennessee.

COMMONLY KNOWN AS: 309 Oak Timber Ct, Antioch, TN 37013
PARCEL ID: 150-11-0-263.00
TITLE FILE NO: STRG1-TN-0005

TRACT 2:

BEING Lot 116 on the plan of FOREST VIEW PARK, SECTION V, LOTS 107 THRU 116, PHASE II, of record in Plat Book 6200, Page 337, 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 acquired by Grantor by instrument recorded 03/23/2020 at Instrument No. 20200323-0031121, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 3152 Kinwood Dr, Nashville, TN 37013
PARCEL ID: 150-09-0-188.00
TITLE FILE NO: STRG1-TN-0006

TRACT 3:

BEING Lot 34 on the plan of JAMESTOWN ESTATES, SECTION 3, of record in Plat Book 6900, Page 866, 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 acquired by Grantor by instrument recorded 11/22/2019 at Instrument No. 20191122-0120977, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 3633 Lake Towne Dr, Nashville, TN 37013
PARCEL ID: 150-10-0-206.00
TITLE FILE NO: STRG1-TN-0007

Schedule "A"
Legal Description(s)
(Continued)

TRACT 4:

BEING Lot 160 on the plan of FARMINGHAM WOODS, PHASE III, of record in Plat Book 7900, Page 554, 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 acquired by Grantor by instrument recorded 01/14/2020 at Instrument No. 20200114-0004960, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 4056 Farmingham Woods Dr, Hermitage, TN 37076
PARCEL ID: 087-05-0A-132.00
TITLE FILE NO: STRG1-TN-0008

TRACT 5:

BEING Lot 89 on the plan of WHITTEMORE VALLEY, SECTION 5, as shown on plat of record in Plat Book 6250, Page 904, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property acquired by Grantor by instrument recorded 01/30/2020 at Instrument No. 20200130-0011185, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 661 Roxanne Dr, Nashville, TN 37013
PARCEL ID: 162-11-0-035.00
TITLE FILE NO: STRG1-TN-0009

Schedule "B"
Permitted Exception(s)

AS TO TRACT 1 (309 OAK TIMBER CT, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6900, Page 111, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 2 (3152 KINWOOD DR, NASHVILLE, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6200, Page 337 and Plat Book 6250, Page 458, 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 6569, Page 294, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Book 6897, Page 108 and Book 6897, Page 154, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 3 (3633 LAKE TOWNE DR, NASHVILLE, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6900, Page 866, 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 7476, Page 643; Book 7502, Page 11; Book 7861, Page 420; and Book 8149, Page 337, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 4 (4056 FARMINGHAM WOODS DR, HERMITAGE, TN 37076) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 7900, Page 554 and Plat Book 7900, Page 173, 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 8238, Page 176; Book 8351, Page 533; Book 8423, Page 784; Book 8424, Page 426; Book 8447, Page 635; Book 8702, Page 528; Book 9006, Page 409; Book 9006, Page 414; Book 8245, Page 768; Book 8245, Page 772 and Book 8310, Page 341, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Book 5109, Page 445, in the Register's Office of Davidson County, Tennessee.

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

AS TO TRACT 5 (661 ROXANNE DR, NASHVILLE, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6250, Page 904, 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 6243, Page 80, 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