Karen Johnson Davidson County
Batch# 418067 DEEDWARRSP
06/18/2020 09:17:30 AM 6 pgs
Fees: $33.00 Taxes: $156.51
20200618-0063831

Commitment Number: 200195504
Seller's Loan Number: 619826
Property ID: 2233598

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
PMC SFR Borrower 2, LLC, 810 7th Ave 24th Floor New York, NY 10019

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
SEE ATTACHED EXHIBIT A

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the May 29, 2020, by and between **Pretium SFR Holding, LLC**, whose mailing address is 7730 S Union Park Ave. Ste 410, Midvale, UT 84047, hereinafter grantor, and party of the first part, for $10.00 (Ten Dollars and Zero Cents) in consideration paid grants with covenants of special warranty to **PMC SFR Borrower 2, LLC**, hereinafter grantee, party of the second part, whose tax mailing address is 810 7th Ave 24th Floor New York, NY 10019, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $10.00 (Ten Dollars and Zero Cents), 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 following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **SEE ATTACHED EXHIBIT A, TN**.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Special Warranty Deed recorded at Book \, Page \ in the Register's Office of Davidson County, Tennessee. Doc# 20170822-0085871

Parcel ID: SEE ATTACHED EXHIBIT A

Seller 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.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; 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.

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 the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

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

Executed by the undersigned on May 29, 2020:

Pretium SFR Holding, LLC

By: _____
Name: Laura Ferris

Its: Authorized Signor

STATE OF UTAH

COUNTY OF SALT LAKE

Before me, Jennifer A. Watkins, a Notary Public of said State and County aforesaid, personally appeared **Laura Ferris** its **Authorized Signor** on behalf of **Pretium SFR Holding, LLC** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Authorized Signor of Pretium SFR Holdings the within named Grantor, Party of the First Part and Bargainor, a LLC corporation, and that he or she as such Authorized Signor executed the foregoing instrument for the purpose therein contained, by signing the name of Pretium SFR Holdings Inc., by himself or herself as such Authorized Signor,.

Witness my hand and seal, this 29 day of May, 2020

_____
Notary Public

My Commission Expires 10/25/22

JENNIFER A WATKINS
NOTARY PUBLIC -STATE OF UTAH
My Comm. Exp 10/25/22
Commission # 703056

State of Utah
County of Salt Lake

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 $42,300.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 29 day of May, 2020.

Affiant

Laura Ferris
Print Name

JENNIFER A WATKINS
NOTARY PUBLIC -STATE OF UTAH
My Comm. Exp 10/25/22
Commission # 703056

(Seal)

Notary Public

My commission expires:

10/25/22

Jennifer A. Watkins
Print Name

CTIC# _____

Exhibit A

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 42 ON THE PLAN OF BELL CREST, SECTION ONE, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN PLAT BOOK 7900, PAGE 753, REGISTERS OFFICE FOR DAVIDSON COUNTY TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO Pretium SFR Holding, LLC IN INST # 20170822-0085871, RECORDED 08/22/2017 IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY TENNESSEE.

COMMONLY KNOWN AS 705 BELL TRACE COVE, ANTIOCH, TN 37013

PARCEL ID: 162-16-0E-004-00

True Copy Certification

I, Heidi Jones, 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.

Heidi Jones

Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Karen Rose Hall a notary public for this county and state, Heidi Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Karen Rose Hall

Notary's Signature

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Karen Rose Hall, Notary Public
Center Twp., Beaver County
My Commission Expires Aug. 21, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Seal