This instrument prepared by and (MAIL)
instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 30096
Tel. 770-497-9100

Karen Johnson Davidson County
Batch# 468212 DEEDWARR
09/01/2020 04:16:30 PM 5 pgs
Fees: $28.00 Taxes: $1,036.00
20200901-0099531

Send tax bills to:
SFR JV-1 PROPERTY LLC, A Delaware Limited Liability Company
P.O. Box 15087, Santa Ana, CA 92735

Name and address of new owner:
SFR JV-1 PROPERTY LLC, A Delaware Limited Liability Company
P.O. Box 15087, Santa Ana, CA 92735

Map parcel number: 096-16-0B-016.00

Source of Title: See Exhibit "A" attached hereto and incorporated herein.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

Austin L. Bootin, joined by his spouse, Aubree Bootin

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

SFR JV-1 PROPERTY LLC, A Delaware Limited Liability Company,

the Grantees herein, their (successors), heirs 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 appurtenances, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever. We covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those matters appearing of record and real property taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

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.

Witness our hand this 27th day of August, 2020, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Austin L. Bootin

Austin L. Bootin

Aubree Bootin

Aubree Bootin

STATE OF TENNESSEE

COUNTY OF Sumner

On this 27th day of August, 20 20, before me personally appeared **Austin L. Bootin and Aubree Bootin,** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Kim Gillespie

Notary Public

Printed Name: Kim Gillespie

Commission Expires:

9.22.2020

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1412 Angel Court, Nashville, TN 37214

TAX PARCEL ID/APN (For informational purposes only): 096-16-0B-016.00

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Lake Larchwood of record in Plat at Instrument No. 20001101-0108145, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Austin L. Bootin, an unmarried man by Warranty deed from Sean G. Hayden and wife, Caroline T. Hayden of record in Instrument No. 20150821-0084526 Register's Office for Davidson County, Tennessee, dated August 19, 2015 and recorded on August 21, 2015.

Being also known as 1412 Angel Court, Nashville, Tennessee 37214.

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ Georgia)

COUNTY OF ~~DAVIDSON~~ Gwinnett)

The actual consideration (or value, whichever is greater) for this transfer is $280,000.00.

AFFIANT

Subscribed and sworn to before me, this 20th day of August, 2020.

NOTARY PUBLIC

My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC

KRISTA MURPHY
Gwinnett County
My Commission Expires
June 25, 2021

Property address: 1412 Angel Court, Nashville, TN 37214

Certificate of Authenticity

I, Cynthia Brown, do hereby make oath that I am a licensed attorney and/or 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.

Cynthia Brown
Signature
Cynthia Brown

State of Georgia

County of Gwinnett

Personally appeared before me, Cynthia Brown, who acknowledges that this certification of an electric document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-21-22
Notary's Seal:

MELANIE BIBB
Notary Public - Georgia
Gwinnett County
Expires 03/21/2022