WARRANTY DEED

Karen Johnson Davidson County
Batch# 502251 DEEDWARR
10/28/2020 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $924.63
20201028-0124675

Y-SB-VRES-20-2773

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 8/20/2024
(AFFIX SEAL)

DORA CASPER
Walton County
My Commission Expires
August 20, 2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
SFR JV-1 Property LLC. a Delaware Limited Liability Company	**New Owners**	062-02-0A-200.00
(NAME) **P.O. Box 15087**	(NAME)	
(ADDRESS) **Santa Ana, CA 92735**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONNA A. TOMAZIN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SFR JV-1 PROPERTY LLC. A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 208 on the Plan of Subdivision of River Trace Estates, Phase I, Section 3 of record in Plat Book 6900, Page 615, and Amending Plat Book 6250, Pages 995, 996, and 997, 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 Donna A. Tomazin, unmarried and Leonard S. Tomazin, married by Warranty deed from Fox Ridge Homes, Inc. of record in Book 10333, page 556, Register's Office for Davidson County, Tennessee, dated January 21, 1997 and recorded on January 30, 1997.

Being the same property conveyed to Donna A. Tomazin by Quitclaim deed from Leonard S. Tomazin, married of record in Instrument No. 20010212-0013402 Register's Office for Davidson County, Tennessee, dated January 18, 2001 and recorded on February 12, 2001.

This conveyance is subject to:
- Davidson County Taxes for the year 2021, and any subsequent year, a lien due and payable, but not delinquent.
- All matters shown on the Plan of record in Plat Book 6900, Page 615, amendment and Change of Minimum Building setback line recorded in Book 9177, Page 453, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6851, Page 363, Book 6851, page 370; Book 6851, page 390 and Book 6982, page 747, Register's Office for Davidson County, Tennessee.
- Quit Claim Deed for Common Areas to River Trace Homeowner's Association of record in Book 7907, Page 168, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Book 1163, Page 341, in the Register's Office for Davidson County, Tennessee.
- Flowage Easement of record in Book 2022, Page 83, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 3959, Page 595, in the Register's Office for Davidson County, Tennessee.
- Grant and Indemnity Agreement of record in Book 7030, Page 798, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **2773 River Bend Dr, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this the 19 DAY OF OCTOBER, 2020.

Donna A. Tomazin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNA A. TOMAZIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19 of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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