Karen Johnson Davidson County
Batch# 542787 DEEDWARRSP
12/28/2020 12:18:30 PM 10 pgs
Fees: $53.00 Taxes: $8,159.56
20201228-0153561

SPACE ABOVE THIS LINE FOR RECORDER'S USE

REQUESTED BY/RETURN TO:
BCHH, Inc. c/o Bradley Cianni
181 Montour Run Road
Coraopolis, PA 15108
bcianni@bchhinc.com

MAIL TAX STATEMENTS TO:
RH Evergreen OwnerCo, 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
P: 513-247-9605; F: 866-611-0170

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 22nd day of December, 2020, is made and entered into by and between **MUPR 3 ASSETS, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantor*"), and **RH Evergreen OwnerCo, 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]

EXECUTED by the undersigned this 21st day of December, 2020.

GRANTOR:

MUPR 3 ASSETS, LLC

By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Alyson Cimino
Its: Closing Supervisor

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me this 21st day of December, 2020, by Alyson Cimino, as Closing Supervisor of Main Street Renewal LLC, the Authorized Signor of MUPR 3 ASSETS, LLC, who ☐ is personally known to me, or ☒ has produced **TX Driver's License** as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

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

_____
(Signature of Notary Public)

_____
Official/Notarial Seal

01/06/2021
My Commission Expires

New Owner Name and Address to:

RH Evergreen OwnerCo, LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

Property Address:

309 Warrior Rd, Madison, TN 37115
4728 Rockland Trail, Antioch, TN 37013
4729 Rockland Trail, Antioch, TN 37013
4736 Rockland Trail, Antioch, TN 37013
4737 Rockland Trail, Antioch, TN 37013
516 Amquiwood Ct, Nashville, TN 37115
5561 Dory Dr, Antioch, TN 37013

Tax Parcel ID:

043-15-0-230.00
176-05-0C-020.00
176-05-0C-008.00
176-05-0C-018.00
176-05-0C-010.00
042-04-0-078.00
151-09-0B-249.00

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:

$2,205,286.70

AFFIANT:

RH Evergreen OwnerCo, LLC

By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Alyson Cimino
Its: Closing Supervisor

_____
(Signature of Notary Public)

01/06/2021
My Commission Expires

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

_____
Official/Notarial Seal

Schedule "A"
Legal Description(s)

TRACT 1:

BEING Lot 117 on the plan of ARROWHEAD EE2S, SECTION 2, of record at Plat Book 5050, Page 83, 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 conveyed to Grantor by deed recorded 12/22/2020 at Book N/A, Page N/A / Instrument No. 20201222-0152255, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 309 Warrior Rd, Madison, TN 37115
PARCEL ID: 043-15-0-230.00
TITLE FILE NO: GEM9-TN-0009

TRACT 2:

BEING Lot 20 on the plan of WATERBROOKE, of record at Instrument No. 20050914-0110516, 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 conveyed to Grantor by deed recorded 12/22/2020 at Book N/A, Page N/A / Instrument No. 20201222-0152226, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 4728 Rockland Trail, Antioch, TN 37013
PARCEL ID: 176-05-0C-020.00
TITLE FILE NO: GEM9-TN-0005

TRACT 3:

BEING Lot 8 on the plan of WATERBROOKE, of record at Instrument No. 20050914-0110516, 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 conveyed to Grantor by deed recorded 12/22/2020 at Book N/A, Page N/A / Instrument No. 20201222-0152156, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 4729 Rockland Trail, Antioch, TN 37013
PARCEL ID: 176-05-0C-008.00
TITLE FILE NO: GEM9-TN-0001

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

TRACT 4:

BEING Lot 18 on the plan of WATERBROOKE, of record at Instrument No. 20050914-0110516, 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 conveyed to Grantor by deed recorded 12/22/2020 at Book N/A, Page N/A / Instrument No. 20201222-0152156, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 4736 Rockland Trail, Antioch, TN 37013
PARCEL ID: 176-05-0C-018.00
TITLE FILE NO: GEM9-TN-0002

TRACT 5:

BEING Lot 10 on the plan of WATERBROOKE, of record at Instrument No. 20050914-0110516, 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 conveyed to Grantor by deed recorded 12/22/2020 at Book N/A, Page N/A / Instrument No. 20201222-0152156, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 4737 Rockland Trail, Antioch, TN 37013
PARCEL ID: 176-05-0C-010.00
TITLE FILE NO: GEM9-TN-0003

TRACT 6:

BEING Lot 26 on the plan of HERITAGE PLACE SUBDIVISION, of record at Plat Book 5200, Page 628, 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 conveyed to Grantor by deed recorded 12/22/2020 at Book N/A, Page N/A / Instrument No. 20201222-0152255, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 516 Amquiwood Ct, Nashville, TN 37115
PARCEL ID: 042-04-0-078.00
TITLE FILE NO: GEM9-TN-0011

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

TRACT 7:

BEING Lot 133 on the plan of LAKESIDE COVE AT PERCY PRIEST, PHASE 4, of record at Instrument No. 20070607-0068360, 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 conveyed to Grantor by deed recorded 12 / 22 / 2020 at Book N/A, Page N/A / Instrument No. 20201222-0152255, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 5561 Dory Dr, Antioch, TN 37013
PARCEL ID: 151-09-0B-249.00
TITLE FILE NO: GEM9-TN-0012

Schedule "B"
Permitted Exception(s)

AS TO TRACT 1 (309 WARRIOR RD, MADISON, TN 37115) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 5050, Page 83, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 2 (4728 ROCKLAND TRAIL, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No(s). 20050914-0110516, 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 Instrument No(s). 20050929-0117387 and 20061017-0128575, in the Register's Office of Davidson County, Tennessee.

(3) Term(s) and/or provision(s) of the Agreement(s) recorded at Instrument No(s). 20040817-0099381, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 3 (4729 ROCKLAND TRAIL, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No(s). 20050914-0110516, 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 Instrument No(s). 20050929-0117387 and 20061017-0128575, in the Register's Office of Davidson County, Tennessee.

(3) Term(s) and/or provision(s) of the Agreement(s) recorded at Instrument No(s). 20040817-0099381, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 4 (4736 ROCKLAND TRAIL, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No(s). 20050914-0110516, 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 Instrument No(s). 20050929-0117387 and 20061017-0128575, in the Register's Office of Davidson County, Tennessee.

(3) Term(s) and/or provision(s) of the Agreement(s) recorded at Instrument No(s). 20040817-0099381, in the Register's Office of Davidson County, Tennessee.

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

AS TO TRACT 5 (4737 ROCKLAND TRAIL, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No(s). 20050914-0110516, 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 Instrument No(s). 20050929-0117387 and 20061017-0128575, in the Register's Office of Davidson County, Tennessee.

(3) Term(s) and/or provision(s) of the Agreement(s) recorded at Instrument No(s). 20040817-0099381, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 6 (516 AMQUIWOOD CT, NASHVILLE, TN 37115) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 5200, Page 628, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 7 (5561 DORY DR, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No(s). 20070607-0068360, 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 Instrument No(s). 20041105-0133677, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Book 2336, Page 614; Book 4428, Page 571; Book 8175, Page 783 and Instrument No(s). 20020212-0018699, in the Register's Office of Davidson County, Tennessee.

(4) Term(s) and/or provision(s) of the Agreement(s) recorded at Instrument No(s). 20040914-0110817, 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

Personally appeared before me, * HEATHER L REVAY [Name of Notary], a notary public for this county and state, ** MICHAEL KRIVOSKI [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: 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