Karen Johnson Davidson County
Batch# 561622 DEEDWARRSP
01/26/2021 02:15:30 PM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20210126-0011645

STATE OF TENNESSEE
COUNTY OF DAVIDSON

3740

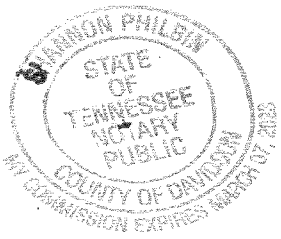
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$350,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of January, 2021

Notary Public

Commission Expires: 3-7-2023



Commitment Number: 200108318
Seller's Loan Number: 741 Saunders Court

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: SWBC Mortgage PO Box 11733 Newark, NJ 07101
KEVIN GILLIAN, 1511 Gartland Ave Nashville, TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
061 14 0036.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 22nd of January, 2021, by and between **BLACKSTONE RESIDENTIAL OPERATING PARTNERSHIP LP**, whose mailing address is **2015 MANHATTAN BEACH BLVD # 100, REDONDO BEACH, CA 90278**, hereinafter grantor, and party of the first part, for $350,000.00 (Three Hundred Fifty Thousand Dollars and Zero Cents) in consideration paid grants with covenants of special warranty to **KEVIN GILLIAN and AMANDA JUNE GILLIAN**, hereinafter grantee, party of the second part, whose tax mailing address is **741 Saunders Court, Nashville, TN 37216**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $350,000.00 (Three Hundred Fifty Thousand 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 **741 Saunders Court, Nashville, TN 37216**.

This property does not constitute the primary residence of the new owner (Grantee) and is for investment purposes only.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Substitute Trustee's Deed recorded at Instrument No. 20200214-0017043 in the Register's Office of DAVIDSON County, Tennessee.

Parcel ID: 061 14 0 036.00

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 Jan 22nd, 2021:

BLACKSTONE RESIDENTIAL OPERATING PARTNERSHIP LP
By: Civic Ventures, LLC, as attorney-in-fact

By: _____

Name: _____

Its: Authorized Agent
By: Gregory L. Geiser, SVP, Wedgewood, LLC, its President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On Jan. 22, 2021 before me, Rachel L. Rios, a Notary Public (insert Name of Notary Public and Title, personally appeared Gregory Geiser who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity or capacities, and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

RACHEL L. RIOS
Notary Public - California
Los Angeles County
Commission # 2338569
My Comm. Expires Nov 24, 2024

(SIGNATURE OF NOTARY)

Rachel L. Rios, Notary Public

Exhibit A

Land in Davidson County, Tennessee, being the western half of Lot No. 82 on the Plan of Maplewood Heights Subdivision, a plan which is of record in Book 547, Pages 77-78, Register's Office for Davidson County, Tennessee.

Said Lot 82 fronts 100.6 feet on the northerly side of a county road and runs back 315.4 feet on the west line and 304.97 feet on the east line, with the westerly margin of Saunders Avenue to a dead line, and shows 100 feet on said dead line.

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett III

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

MARY GAIL PORTER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Mary Gail Porter

Notary Signature

My Commission Expires: January 10, 2023