This instrument prepared by:
OS National LLC
3097 Satellite Blvd., Bldg. 700, Ste. 400
Duluth, GA 30096
Tel. 770-497-9100

Karen Johnson Davidson County
Batch# 566067 DEEDWARRSP
02/02/2021 11:17:30 AM 7 pgs
Fees: $38.00 Taxes: $703.13
20210202-0014947

Instrument may be returned to:
OS National LLC
3097 Satellite Blvd., Bldg. 700, Suite 400
Duluth, GA 30096
Attn.: Institutional Transactions Dept.

Send tax bills to:
1505 King St Ext STE 100
Charleston, SC 29405

Name and address of new owner:
BSFR I OWNER I L.P.
1505 King St Ext STE 100
Charleston, SC 29405

Map parcel number:
See Exhibit "A" attached hereto and incorporated herein.

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

SPECIAL 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,

CONREX RESIDENTIAL PROPERTY GROUP 2013-4 OPERATING COMPANY, LLC, a Delaware limited liability company, with offices located at 3500 Park Center Dr. Suite 100, Dayton, OH 45414

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

BSFR I OWNER I L.P., a Delaware limited partnership, with offices located at 1505 King St Ext, STE 100, Charleston, SC 29405

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 appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant 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 encumbrances set forth hereinafter.

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, claiming by, through or under the grantor.

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 on JANUARY 19, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date, effective JANUARY 22, 2021.

CONREX RESIDENTIAL PROPERTY GROUP 2013-4 OPERATING COMPANY, LLC, a Delaware limited liability company

By: _____
Name: Dana Sprong
Its: Vice President

STATE OF MASSACHUSETTS
COUNTY OF Middlesex

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Dana, to me known to be the person who executed the foregoing instrument on behalf of **CONREX RESIDENTIAL PROPERTY GROUP 2013-4 OPERATING COMPANY, LLC**, a Delaware limited liability company, and that he executed the same as the free act and deed of said **CONREX RESIDENTIAL PROPERTY GROUP 2013-4 OPERATING COMPANY, LLC**, a Delaware limited liability company.

Witness my hand, at office, this 19 day of January, 2021.

_____
Notary Public
My commission expires: 03/11/2027
(Affix Seal)

MICHAEL J. GOODMAN
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES 03/11/2027

VALUE AFFIDAVIT

STATE OF Massachusetts
COUNTY OF Middlesex

The actual consideration or value, whichever is greater, for this transfer is $ 190,036.00.

Affiant

Subscribed and sworn to before me this 19 day of January, 2021.

Notary Public
My Commission Expires: 03/11/2027
(Affix Seal)

MICHAEL J. GOODMAN
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES 03/11/2027

EXHIBIT A

Legal Descriptions

See Attached.

EXHIBIT A-1

STREET ADDRESS: 3935 CROUCH DR, NASHVILLE, TN, 37207

COUNTY: DAVIDSON

CLIENT CODE: 1870-V-CX-20

TAX PARCEL ID/APN: 059 10 0 224.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 603, AS SHOWN ON THE MAP ENTITLED PLAN OF HAYNES MANOR, SECTION 5, PHASE 1, OF RECORD IN BOOK 4460, PAGE 35, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION. SAID LOT NO. 603 FRONTS 65.0 FEET ON THE WESTERLY SIDE OF CROUCH DRIVE AND EXTENDS BACK BETWEEN PARALLEL LINES 135.0 FEET TO A DEAD LINE IN THE REAR MEASURING 65.0 FEET THEREON.

THIS BEING THE SAME PROPERTY CONVEYED FROM CONREX RESIDENTIAL PROPERTY GROUP 2013-1, LLC, TO CONREX RESIDENTIAL PROPERTY GROUP 2013-4 OPERATING COMPANY, LLC, BY DEED RECORDED ON 1/28/2016, AS INSTRUMENT NUMBER 20160128-0008491, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

Certificate of Authenticity

I, Jim Duggan, 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 Georgia
County of Gwinnett

Personally appeared before me, W. Ealey, a notary public for this county and state, Jim Duggan 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: 7/26/22

Notary's Seal (If on paper)

STATE OF GEORGIA NOTARY PUBLIC

W EALEY
DeKalb County
My Commission Expires
July 26, 2022