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

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.

Karen Johnson Davidson County
Batch# 584854 DEEDWARRSP
03/04/2021 02:09:30 PM 11 pgs
Fees: $58.00 Taxes: $1,712.90
20210304-0028523

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,

REX RESIDENTIAL PROPERTY OWNER A, 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:

Clerk/Recorder: Please index all legal descriptions or index as a multi-parcel instrument.

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 February 22, 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 March 1, 2021.

REX RESIDENTIAL PROPERTY OWNER A, 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, came Dana Sprong, to me known to be the person who executed the foregoing instrument on behalf of **REX RESIDENTIAL PROPERTY OWNER A, LLC**, a Delaware limited liability company, and that he executed the same as the free act and deed of said **REX RESIDENTIAL PROPERTY OWNER A, LLC**, a Delaware limited liability company.

Witness my hand, at office, this 22 day of February, 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 MASSASCHUSETTS
COUNTY OF Middlesex

The actual consideration or value, whichever is greater, for this transfer is
$ 462,946.00.

Affiant

Subscribed and sworn to before me this 22 day of February, 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”

PROPERTY SCHEDULE

Count	File Number	Address	City	State	Zip
1	12100-VB-BK-2	100 CRYSTAL CT	NASHVILLE	TN	37207
2	9796-VB-BK-2	4405 FALLING LEAF LN	NASHVILLE	TN	37207

LEGAL DESCRIPTIONS

EXHIBIT A-1

STREET ADDRESS: 100 CRYSTAL CT, NASHVILLE, TN, 37207

COUNTY: DAVIDSON

CLIENT CODE: 12100-VB-BK-2

TAX PARCEL ID/APN: 032 09 0 008.00

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON , STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY , TENNESSEE, BEING LOT NO. 129 ON THE PLAN OF TIMBERTRAIL, SUBDIVISION, SECTION II, AS OF RECORD IN PLAT BOOK 5200, PAGE 333, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HERE MADE FOR A COMPLETE DESCRIPTION THEREOF.

THIS BEING THE SAME PROPERTY CONVEYED FROM REX RESIDENTIAL PROPERTY OWNER, LLC, TO REX RESIDENTIAL PROPERTY OWNER A, LLC, BY DEED RECORDED ON 4/20/2018, AS INSTRUMENT NUMBER 20180420-0037397, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-2

STREET ADDRESS: 4405 FALLING LEAF LN, NASHVILLE, TN, 37207

COUNTY: DAVIDSON

CLIENT CODE: 9796-VB-BK-2

TAX PARCEL ID/APN: 032 13 0 084.00

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 86, ON THE PLAN OF TIMBERTRAIL, SECTION 4, OF RECORD IN BOOK 5200, PAGE 634, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 86 FRONTS 67.53 FEET ON THE EASTERLY MARGIN OF FALLING LEAF LANE AND EXTENDS BACK 149.46 FEET ON THE NORTHERLY LINE AND 114.34 FEET ON THE SOUTHERLY LINE TO A BROKEN LINE IN THE REAR, MEASURING 101.48 FEET THEREON.

THIS BEING THE SAME PROPERTY CONVEYED FROM REX RESIDENTIAL PROPERTY OWNER, LLC, TO REX RESIDENTIAL PROPERTY OWNER A, LLC, BY DEED RECORDED ON 12/28/2017, AS INSTRUMENT NUMBER 20171228-0132088, 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