Karen Johnson Davidson County
Batch# 629140 DEEDWARR
05/05/2021 10:28:30 AM 4 pgs
Fees: $23.00 Taxes: $806.60
20210505-0060123

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20214904

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$218,000.00**; which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 27th day of April, 2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 5/15/2021

WARRANTY DEED

THIS INDENTURE, made this 27th day of April, 2021, among:

MUSIC CITY HOLDINGS, LLC

a Texas limited liability company, its successors and/or assigns (the "**Grantor**")

AND

ILE HOMES SINGLE FAMILY RENTAL FUND, LP

including all heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Tract 1:
Certain real property situate in the 12th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Starting at a point in the center of Ewing Road (now known as Knight Road) said starting point being B.F. Sanders southwest corner, and also being a corner of the original Frank B. Bond land, and running thence with the center of Ewing Road North 4 degrees East 302 ½ feet to a point in the center of said road; thence North 7 degrees 30 minutes East 147 ½ feet with the center of Ewing Road to the point of beginning of the hereinafter described tract of land; thence North 12 degrees 45 minutes East 300 feet with the center of Ewing Road to a point; thence North 11 degrees 30 minutes East 109.7 feet with the center of Ewing Road to a point in the center of said road, and in line with the south line of concrete bridge over small creek; thence South 80 degrees East and crossing creek 52 feet to a post in fence line on the east bank of said creek; thence South 2 degrees

East 246 feet to a post in fence line on the east bank of said creek; thence South 2 degrees East 246 feet to a post in fence line on the east bank of creek; thence South 37 degrees 30 minutes East 259 feet to a point on east bank of creek; thence South 83 degrees 30 minutes West and crossing creek 86 feet to a locust post on the west bank of creek; thence South 84 degrees 30 minutes, West 27 feet to a locust post; thence South 2 degrees West 82.3 feet to a stake; thence North 86 degrees 30 minutes West 71.5 feet to a stake; thence North 1 degrees West 130 feet to a stake; thence North 80 degrees West 120 feet to the center of Ewing Road and the point of beginning.

Tract 2:

Certain real property situate in the 12th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Starting at a point in the center of Ewing Road (now known as Knight Road), said starting point being the northwest corner of the property conveyed to James Pearson Yate (RB 1852, page 137, RODCT); thence South 88 degrees West 139.4 feet, thence South 86 degrees 30 minutes East 71.5 feet to a point, said point being the beginning of the hereinafter described tract of land; thence South 86 degrees 50 minutes East 185.5 feet to an iron pin; thence North 56 degrees East 7.0 feet to an iron pin; thence North 70 degrees West 115.5 feet to a point; thence North 47 degrees 30 minutes West 76.5 feet to a point; thence South 84 degrees 30 minutes West 27.0 feet to a point; thence South 2 degrees 00 minutes West 82.3 feet to the point of beginning.

Tract 3:

Certain real property situate in the 21th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Beginning 284 feet north of the south corner of the old tract in the Ewing Road and the Old Bond Corner, thence in a northerly direction 145 feet to a stake, thence easterly 109 feet to a stake, thence in a southerly direction 145 feet to stake in the north line of the property conveyed to Susie Yates, thence with said line in a westerly direction 109 feet to the point if beginning.

Being the same property conveyed to James M. Nunn by Warranty Deed from Roderick C. Claybrooks and Sharon E. Claybrooks dated January 25, 2013 and filed of record in Instrument No. 20130227-0019533, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty Deed from James M. Nunn and Natasha Nunn, husband and wife, dated April 27, 2021, of record in Instrument No. 20210503-0059187, Register's Office for Davidson County, Tennessee.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned has executed this instrument in accordance with its Operating Agreement and pursuant to a properly issued resolution authorizing the same.

Music City Holdings, LLC

BY: _____

Mat Farmer, It's President

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Mat Farmer*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ***President*** of ***Music City Holdings, LLC*** the within named bargainor, and that he/she as such ***President*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***President***.

Witness my hand and official seal this 27th day of April, 2021.

_____
Notary Public
My Commission Expires: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Name: ILE Homes Single Family Rental Fund, LP
Address: 3407 Knight Drive
City, State, Zip: Whites Creek, TN 37189

Responsible Party For Taxes:

Name: ILE Homes Single Family Rental Fund, LP
Address: 1159 Cottonwood Ln
City, State, Zip: Irving, TX 75038

Tax ID: 049-00-0-259.00
and
049-00-0-261.00

True Copy Certification

I, Tracey Boshears, 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 Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Tracey Boshears 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: 5/15/2021

Notary' Seal (if on paper)

