Karen Johnson Davidson County
Batch# 652167 DEEDWARRSP
06/08/2021 03:38:30 PM 7 pgs
Fees: $38.00 Taxes: $3,594.68
20210608-0077004

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PREPARED BY/RETURN TO:
BCHH, Inc. c/o Ashley Resko, Esq.
181 Montour Run Rd
Coraopolis, PA 15108
412-453-7430, aresko@bchhinc.com

MAIL TAX STATEMENTS TO:
CPI/Amherst SFR Program II Owner, L.L.C.
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 3rd day of June, 2021, is made and entered into by and between **ARVM 5, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantor*"), and **CPI/Amherst SFR Program II Owner, L.L.C.**, 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 Exhibit "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 Exhibit "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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

EXECUTED by the undersigned this 21st day of May, 2021.

GRANTOR:

ARVM 5, LLC

By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Alyssia Ventura
Its: Closing Manager

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

The foregoing instrument was acknowledged before me this 21st day of May, 2021, by Alyssia Ventura, as Closing Manager of Main Street Renewal LLC, the Authorized Signor of ARVM 5, 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.

MICHELLE LEWIS
Notary Public, State of Texas
Comm. Expires 09-01-2021
Notary ID 131267092

_____
(Signature of Notary Public)

_____
Official/Notarial Seal

09/01/2021
My Commission Expires

OATH OF VALUE

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $971,536.16, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT:

CPI/Amherst SFR Program II Owner, L.L.C.

By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Alyssia Ventura
Its: Closing Manager

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

Subscribed and sworn to before me on this 21st day of May, 2021, by Alyssia Ventura, as Closing Manager of Main Street Renewal LLC, the Authorized Signor of CPI/Amherst SFR Program II Owner, L.L.C..

MICHELLE LEWIS
Notary Public, State of Texas
Comm. Expires 09-01-2021
Notary ID 131267092

_____
(Signature of Notary Public)

_____
Official/Notarial Seal

09/01/2021
My Commission Expires

Exhibit "A"
Legal Description(s)

TRACT 1:

BEING Lot 69 on the plan of OAKWOOD SUBDIVISION, PHASE 6, SECTION 2, of record at Plat Book 7900, Page 626, 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 ARVM 5, LLC by deed recorded 03/30/2020 at Instrument No. 20210330-0041538, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 1012 Oak Ridge Ct, Antioch, TN 37013
PARCEL ID: 149-06-0-169.00
TITLE FILE NO: CARL2-2TN0019

TRACT 2:

BEING Lot 1 on the plan of FINAL PLAT OF LOT NO. 1 OF GLASSER SUBDIVISION, of record at Plat Book 8250, Page 498, 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 ARVM 5, LLC by deed recorded 01/13/2021 at Instrument No. 20210113-0006046, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 4816 Leesa Ann Ln, Hermitage, TN 37076
PARCEL ID: 076-05-0-133.00
TITLE FILE NO: CARL2-2TN0017

TRACT 3:

BEING Lot 567 on the plan of TOWNE VILLAGE OF THE COUNTRY, SECTION 4-A, of record at Book 6250, Page 20, amended in Book 6401, Page 942, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 567 fronts 33.47 feet on the Westerly margin of Summertime Court and extends back 122.68 feet on the Northerly line and 134.75 feet on the Southerly line to a broken line in the rear measuring 189.35 feet thereon.

BEING the same property conveyed to ARVM 5, LLC by deed recorded 05/14/2021 at Instrument No. 20210514-0065581, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 613 Summertime Ct, Antioch, TN 37013
PARCEL ID: 150-11-0-174.00
TITLE FILE NO: CARL2-2TN0025

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (1012 OAK RIDGE CT, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 7900, Page 626, 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 Book 7981, Page 478; Book 8313, Page 17; Book 9237, Page 1; Book 8038, Page 838; Book 9781, Page 987; Book 10650, Page 785; Book 5612, Page 255; Book 7954, Page 508; Book 8013, Page 624 and Book 7981, Page 474, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Book 1207, Page 529; Book 6881, Page 320; Book 8127, Page 716; Book 8127, Page 753 and Book 8127, Page 762, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 2 (4816 LEESA ANN LN, HERMITAGE, TN 37076) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 8250, Page 498, 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 Book 11320, Page 444, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 3 (613 SUMMERTIME CT, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6250, Page 20 and Book 6401, Page 942, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Lloyd E Jones Jr., 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, Thomas E. Workman, a notary public for this county and state, Lloyd E Jones Jr. 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: 2-10-2025
Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
THOMAS E. WORKMAN, Notary Public
Beaver County
My Commission Expires February 10, 2025
Commission Number 1391170