Karen Johnson Davidson County
Batch# 669781 DEEDWARR
07/01/2021 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20210701-0089486

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210535050**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $640,000.00. Sharon J Mullin Affiant Subscribed and sworn to before me, this 30th day of June, 2021. J L Hall Notary Public My Commission Expires: 10/17/2023

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Amanda B. Michaud 65 Bank Street, Apt. 16 New York, NY 10014	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105 09 4M 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Single Family Fund I, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amanda B. Michaud, unmarried,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Homes at 1810 Acklen Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1810 Acklen Avenue, a Horizontal Property Regime, of record in Instrument Number 20200914-0104544 and as amended in Instrument Number 20201113-0134073, and in Instrument No. 20210618-0082664, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Single Family Fund I, LLC, a Tennessee limited liability company, by Warranty Deed from Jason Bockman, married, of record in Instrument No. 20200831-0098410, in the Register's Office of Davidson County, Tennessee, dated August 28, 2020 and recorded on August 31, 2020.

This Conveyance is subject to the following matters set forth below:

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Jones & Dudleys Additions, as recorded in Plat Book 57, Page(s) 147, Register's office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200914-0104544, as amended in Instrument No. 20201113-0134073 and 20210618-0082664, Register's office for Davidson County, Tennessee.

Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No. 20201019-0121547 and Instrument No. 20201029-0125800, Register's office for Davidson County, Tennessee.

This is improved property located at 1018A Acklen Avenue Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of June, 2021.

Single Family Fund I, LLC

By: Doug Revere, Managing Member

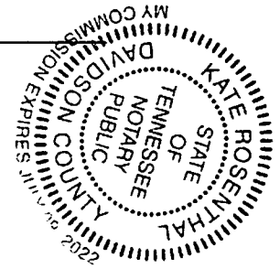
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Doug Revere, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of Single Family Fund I, LLC, a Tennessee limited liability company, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 29th day of June, 2021.

Notary Public

My Commission Expires: _____



True Copy Certification

I, Heather A. Derrick, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 29, 2021.

Affiant Signature

Date: 6/30/21

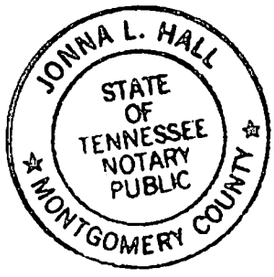
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 30th day of June, 2021.

Notary's Signature

My Commission Expires: 10/17/2023

Notary's Seal



726872.1/200736