Karen Johnson Davidson County
Batch# 669865 DEEDWARRSP
07/01/2021 03:23:30 PM 13 pgs
Fees: $68.00 Taxes: $6,085.25
20210701-0089599

| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| **RESIDENTIAL HOME OWNER NASHVILLE, LLC**<br>c/o Progress Residential<br>7500 N. Dobson Rd., Suite 300<br>Scottsdale, AZ 85256 | See Exhibit A | **RESIDENTIAL HOME OWNER NASHVILLE, LLC**<br>c/o Progress Residential<br>7500 N. Dobson Rd., Suite 300<br>Scottsdale, AZ 85256 |
| This instrument prepared by:<br>Elizabeth Holland, Esq.<br>Maynard Cooper Gale<br>3835 Cleghorn Avenue, Suite 250<br>Nashville, TN 37215 | | |

# SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **NASH 3 SF LLC,** a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents transfers and conveys to **RESIDENTIAL HOME OWNER NASHVILLE, LLC**, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, the real property described on **Exhibit A**, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on, under or about said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way abutting said real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the lien of ad valorem taxes not yet due and payable and all existing easements, rights of way, reservations, covenants, conditions, restrictions and encumbrances filed in the real property records of the Register's Office of DAVIDSON County, Tennessee, if any, in so far as the same are now in force and applicable (the "Permitted Encumbrances").

This is improved property located in DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances.

Grantor covenants and binds itself and its heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Encumbrances.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 17 day of June, 2021.

GRANTOR:

**NASH 3 SF LLC,**
a Delaware limited liability company

By: _____
Name: Robert Vahradian
Title: Authorized Signatory

STATE OF New York )
COUNTY OF New York)

Personally appeared before me, a Notary Public in and for said County and State, Robert Vahradian 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 Authorized Signatory of **NASH 3 SF LLC**, a Delaware limited liability company, the within named Grantor, and that he executed the foregoing instrument as Authorized Signatory on behalf of **NASH 3 SF LLC**.

WITNESS my hand and seal at office, this 17 day of June, 2021.

_____
Notary Public
My commission expires: 08/18/2022
(Affix Seal)

MARIA SZABO
Notary Public, State of New York
No.01SZ6309901
Qualified in New York County
Commission Expires 08/18/2022

STATE OF FLORIDA
COUNTY OF DUVAL

The actual consideration or value, whichever is greater, for this transfer is $1,644,663.27

Kallsey Meyer
Affiant

Subscribed and sworn to before me this 1st day of JULY, 2021.

Notary Public State of Florida
Lanier-Hartley A Joy
My Commission HH 047458
Expires 09/28/2024

Joy A. Lanier-Hartley
Notary Public Joy A. Lanier-Hartley
My Commission Expires: 9/28/2024

# EXHIBIT "A"

# PROPERTY SCHEDULE

**EXHIBIT "A"**

| COUNT | CLIENT CODE | ADDRESS | CITY | STATE | ZIP |
|---|---|---|---|---|---|
| 1 | 578108 | 1013 JACKSONS VALLEY RD | HERMITAGE | TN | 37076 |
| 2 | 578268 | 2022B GREENWOOD CIR | NASHVILLE | TN | 37206 |
| 3 | 578038 | 2320 HASKELL DR | ANTIOCH | TN | 37013 |
| 4 | 578294 | 555 ANNEX AVE | NASHVILLE | TN | 37209 |

# LEGAL DESCRIPTIONS

**EXHIBIT A-1**

**STREET ADDRESS:** 1013 JACKSONS VALLEY RD, HERMITAGE, TN, 37076

**COUNTY:** DAVIDSON

**CLIENT CODE:** 578108

**TAX PARCEL ID/APN:** 086 07 0 067.00

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 51 ON THE PLAN OF JACKSON'S RETREAT, SECTION ONE, PHASE 1, AS OF RECORD IN PLAT BOOK 5200, PAGE 286, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

***

## EXHIBIT A-2

**STREET ADDRESS:** 2022B GREENWOOD CIR, NASHVILLE, TN, 37206

**COUNTY:** DAVIDSON

**CLIENT CODE:** 578268

**TAX PARCEL ID/APN:** 083 030Y 002.00

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, MAP AND PARCEL NO. 083030Y00200CO, DESCRIBED AS FOLLOWS TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 2022B, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 2022 GREENWOOD CIRCLE TOWNHOMES OF RECORD AS INSTRUMENT NO. 20151009-0103252 AND BEING SHOWN ON PLAT ATTACHED THERETO AS EXHIBIT "C", IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY. BEING A PORTION OF THE SAME PROPERTY CONVEYED TO FMBC INVESTMENTS, LLC, A LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM SHANTELL PILLOW, UNMARRIED OF RECORD IN INSTRUMENT NO. 20121127-0108899 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 27, 2012 AND RECORDED ON NOVEMBER 27, 2012. BEING A PORTION OF THE SAME PROPERTY CONVEYED TO HYBRID PHOENIX HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM FMBC INVESTMENTS, LLC, A LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 20150605-0053198 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 04, 2015 AND RECORDED ON JUNE 05, 2015. BEING A PORTION OF THE SAME PROPERTY CONVEYED TO HYBRID PHOENIX HOLDINGS, LLC (1/2 UNDIVIDED INTEREST) AND JEAN LAFITTE DESIGNS, LLC (1/2 UNDIVIDED INTEREST) BY QUITCLAIM DEED FROM HYBRID PHOENIX HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 20150706-0064637 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 29,2015 AND RECORDED ON JULY 06, 2015. FURTHER BEING THE SAME PROPERTY CONVEYED TO HYBRID PHOENIX HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY (AS TO A 1/2 UNDIVIDED INTEREST), AND JEAN LAFITTE DESIGNS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY (AS TO A 1/2 UNDIVIDED INTEREST) BY QUITCLAIM DEED FROM CATHERINE A. CIMPERMAN AND JOHN D. CIMPERMAN, WIFE AND HUSBAND, OF RECORD IN INSTRUMENT NO. 20170222-0017872, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2016, A LIEN DUE AND PAYABLE BUT NOT DELINQUENT; TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS,

CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NUMBER 20151009-0103252, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ALL MATTERS SHOWN ON THE PLAN OF RECORD IN PLAT BOOK 3700, PAGE 6, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; RESTRICTIONS OF RECORD IN BOOK 3886, PAGE 340, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; CHARTER OF RECORD IN INSTRUMENT NUMBER 20151023-0107959, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; TERMS AND CONDITIONS OF RECORD IN BOOK 3768, PAGE 506, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

***

**EXHIBIT A-3**

**STREET ADDRESS:** 2320 HASKELL DR, ANTIOCH, TN, 37013

**COUNTY:** DAVIDSON

**CLIENT CODE:** 578038

**TAX PARCEL ID/APN:** 174 11 0A 215.00

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 314 ON THE PLAN OF CANE RIDGE FARMS, PHASE FOUR OF RECORD IN PLAT AT INSTRUMENT NO. 20030721-0101773, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

***

**EXHIBIT A-4**

**STREET ADDRESS:** 555 ANNEX AVE, NASHVILLE, TN, 37209

**COUNTY:** DAVIDSON

**CLIENT CODE:** 578294

**TAX PARCEL ID/APN:** 090 12 0 327.00

THE FOLLOWING DESCRIED REAL ESTATE, SITUATE AND BEING IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 34 ON THE MAP OF CHARLOTTE PARK ANNEX, AS OF RECORD IN BOOK 3700, PAGE 49, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

***

**Prior Deed Reference for Exhibit A-1**

Being the same property conveyed to Nash 3 SF, LLC, a Delaware limited liability company by deed from Lawrence Edward Robson, Executor of the Charles Robson Estate recorded on 11/20/2017, at BK/PG 20171120-0118838, DAVIDSON County Register of Deeds.

**Prior Deed Reference for Exhibit A-2**

Being the same property conveyed to Nash 3 SF, LLC, a Delaware limited liability company by deed from Hybrid Phoenix Holdings, LLC and Jean Lafitte Designs, LLC recorded on 12/27/2016, at BK/PG 20161227-0135489, DAVIDSON County Register of Deeds.

**Prior Deed Reference for Exhibit A-3**

Being the same property conveyed to Nash 3 SF, LLC, a Delaware limited liability company by deed from Brian P. Champlin and Wife, Diana B. Champlin recorded on 12/2/2016, at BK/PG 20161202-0126652, DAVIDSON County Register of Deeds.

**Prior Deed Reference for Exhibit A-4**

Being the same property conveyed to Nash 3 SF, LLC, a Delaware limited liability company by deed from Joseph Bradley King and Jessica Michelle King, husband and wife recorded on 12/13/2016, at BK/PG 20161213-0130864, DAVIDSON County Register of Deeds.

## Tennessee Certification of Electronic Document

I, Allyson Kidd (Signer's Name), 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.

Allyson Kidd (Signature)

State of FL

County of Duval

Personally appeared before me, Amy Gaffney (Notary's Name), a notary public for this county and state, Allyson Kidd (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public State of Florida
Amy Gaffney
My Commission GG 974058
Expires 03/29/2024

Amy Gaffney (Notary's Signature)

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731