Karen Johnson Davidson County
Batch# 669920 DEEDWARRSP
07/01/2021 04:09:30 PM 14 pgs
Fees: $73.00 Taxes: $8,352.59
20210701-0089664

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
RESIDENTIAL HOME OWNER NASHVILLE, LLC c/o Progress Residential 7500 N. Dobson Rd., Suite 300 Scottsdale, AZ 85256	See Exhibit A	**RESIDENTIAL HOME OWNER NASHVILLE, LLC** c/o Progress Residential 7500 N. Dobson Rd., Suite 300 Scottsdale, AZ 85256
This instrument prepared by: Elizabeth Holland, Esq. Maynard Cooper Gale 3835 Cleghorn Avenue, Suite 250 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 $2,257,457.60

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	578109	1124 JACKSONS VALLEY RD	HERMITAGE	TN	37076
2	578275	2917 STARBOARD DR	NASHVILLE	TN	37217
3	578048	3500 ROUNDWOOD FOREST DR	ANTIOCH	TN	37013
4	578107	4228 CHESNEY GLEN DR	HERMITAGE	TN	37076
5	578064	7048 S HAMPTON BOULEVARD	ANTIOCH	TN	37013
6	578298	747 LAKE TERRACE DR	NASHVILLE	TN	37217
7	578299	820 LAKE TERRACE DR	NASHVILLE	TN	37217

LEGAL DESCRIPTIONS

EXHIBIT A-1

STREET ADDRESS: 1124 JACKSONS VALLEY RD, HERMITAGE, TN, 37076

COUNTY: DAVIDSON

CLIENT CODE: 578109

TAX PARCEL ID/APN: 086 08 0 051.00

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. 276 ON THE PLAN OF PHASE V-A, JACKSON'S RETREAT, OF RECORD IN PLAT BOOK 6250, PAGE 309, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

***

EXHIBIT A-2

STREET ADDRESS: 2917 STARBOARD DR, NASHVILLE, TN, 37217

COUNTY: DAVIDSON

CLIENT CODE: 578275

TAX PARCEL ID/APN: 136 14 0 111.00

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. 40 ON THE PLAN OF SECTION TWO, HARBOUR TOWN VILLAGE, OF RECORD IN PLAT BOOK 4675, PAGE(S) 146 AND 147, 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-3

STREET ADDRESS: 3500 ROUNDWOOD FOREST DR, ANTIOCH, TN, 37013

COUNTY: DAVIDSON

CLIENT CODE: 578048

TAX PARCEL ID/APN: 150 10 0 124.00

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. 6 ON THE PLAN OF ROUNDWOOD FOREST, SECTION TWO OF RECORD IN PLAT BOOK 6250, PAGE 548, 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: 4228 CHESNEY GLEN DR, HERMITAGE, TN, 37076

COUNTY: DAVIDSON

CLIENT CODE: 578107

TAX PARCEL ID/APN: 087 01 0A 006.00

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6 ON THE PLAN OF SECTION 1A, CHESNEY GLEN, R15 RESIDENTIAL P.U.D. OF RECORD IN PLAT BOOK 9700, PAGE 288, 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-5

STREET ADDRESS: 7048 S HAMPTON BOULEVARD, ANTIOCH, TN, 37013

COUNTY: DAVIDSON

CLIENT CODE: 578064

TAX PARCEL ID/APN: 151 10 0A 225.00

THE FOLLOWING TRACT OR PARCEL OF LAND, SITUATED AND LYING IN DAVIDSON COUNTY, TENNESSEE, BOUND AND DESCRIBED AS FOLLOWS, TO-WIT: LAND LOCATED IN THE DAVIDSON COUNTY, TENNESSEE, AND BEING KNOWN AND DESIGNATED AS ALL OF LOT NO. 74 ON THE PLAN OF PHASE 3, VILLAGES OF LONG HUNTER, A PLANNED UNIT DEVELOPMENT, AS SHOWN ON THE PLAT OF THE SAME OF RECORD IN INSTRUMENT NO. 20030707-0093205, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT SPECIFIC REFERENCE IS HEREBY MADE PARTICULAR DESCRIPTION OF SAID PROPERTY.

***

EXHIBIT A-6

STREET ADDRESS: 747 LAKE TERRACE DR, NASHVILLE, TN, 37217

COUNTY: DAVIDSON

CLIENT CODE: 578298

TAX PARCEL ID/APN: 150 02 0 147.00

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN DAVIDSON COUNTY BEING LOT NO. 25A ON THE PLAN OF THE ZONE LOT DIVISION OF LOTS 16, 17, 25 THROUGH 33, AND 37 THROUGH 45, HARBOR GATE, SECTION 1, REVISED, OF RECORD IN PLAT BOOK 6250, PAGE 638, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

***

EXHIBIT A-7

STREET ADDRESS: 820 LAKE TERRACE DR, NASHVILLE, TN, 37217

COUNTY: DAVIDSON

CLIENT CODE: 578299

TAX PARCEL ID/APN: 150 02 0 203.00

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. 90, ON THE PLAN OF REVISED SECTION TWO, HARBOR GATE, OF RECORD IN BOOK 6250, PAGE 33, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

***

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 Debora A. Williams and James B. Williams, wife and husband recorded on 12/9/2016, at BK/PG 20161209-0129385, 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 John T. Howse, III, married recorded on 12/14/2016, at BK/PG 20161214-0131116, 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 Grassland Home Services, LLC recorded on 12/13/2016, at BK/PG 20161213-0130598, 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 Jenna L. Pugh and Williams B. Haney recorded on 12/21/2016, at BK/PG 20161221-0134264, DAVIDSON County Register of Deeds.

Prior Deed Reference for Exhibit A-5

Being the same property conveyed to NASH 3 SF LLC, a Delaware limited liability company by deed from Adam B. Gaskill, unmarried and Erin C. Lissner, unmarried recorded on 12/16/2016, at BK/PG 20161216-0132450, DAVIDSON County Register of Deeds.

Prior Deed Reference for Exhibit A-6

Being the same property conveyed to Nash 3 SF, LLC, a Delaware limited liability company by deed from Sabrina A. Battle, a married woman recorded on 11/29/2016, at BK/PG 20161129-0125312, DAVIDSON County Register of Deeds.

Prior Deed Reference for Exhibit A-7

Being the same property conveyed to NASH 3 SF, LLC, A DELAWARE LIMITED LIABILITY COMPANY by deed from Jeffery J. Miniard and Carissa M. Miniard, husband and wife recorded on 1/10/2018, at BK/PG 20180110-0003416, 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.

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

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

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