Karen Johnson Davidson County
Batch# 670794 DEEDWARR
07/02/2021 12:52:05 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20210702-0090196

WARRANTY DEED

J-SB-ILE-21-481

LAUREN JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 10-17-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 10.17.21 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ruby Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
ILE Homes Single Family Rental Fund LP	**New Owner**	
(NAME)	(NAME)	**161-02-0-176.00**
1159 Cottonwood Lane		
(ADDRESS)	(ADDRESS)	
Irving, TX 75038		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIMOTHY J. PATTS, MARRIED AND COUNTRYWOOD HOLDINGS, LLC, AN OHIO LIMITED LIABILITY COMPANY,**hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ILE HOMES SINGLE FAMILY RENTAL FUND LP, A DELAWARE LIMITED PARTNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being land in Davidson County, Tennessee, being Lot No. 70, on the Plan of McMurray Place, Section Two, of record in Plat Book 5200, Page 440, Register's Office for said County, to which plan reference is here by made for a more complete description of said lot.

BEGINNING at a point in the Southerly right-of-way margin of Ellenwood Drive, the Northeast corner of the herein described property; thence leaving said right-of-way South 29 degrees 53'Minutes 35 seconds West 94.25 feet to a point; thence North 57 degrees, 11 minutes 14 seconds West 60.00 feet to a point; thence North 54 degrees 13' 19" West 40.37 feet to a point; thence North 44 degrees 03 minutes 17 seconds East 142.50 feet to a point in the Southerly right-of-way margin of Ellenwood drive; thence with said right-of-way South 46 degrees 06 minutes13 seconds East 8.60 feet to a point; thence South 86 degrees 50 minutes 00 seconds East 2.19 feet to an iron rod; thence with a curve to the right having a central angle of 34 degrees 14 minutes 34 seconds and a radius of 50.00 feet a distance of 29.88 feet to an iron rod; thence with a curve to the left having a central angle of 70 degrees 18 minutes 07 seconds and a radius of 40.00 feet a distance of 49.08 feet to the point of beginning containing 0.23 acres more or less.

Being the same property conveyed to Timothy J. Patts by Quitclaim deed from Mark Charles Velligna and/or Mary Margaret Velligan, trustee of The Villagan Family Trust of record in Instrument No. 20111214-0097326 Register's Office for Davidson County, Tennessee, dated March 19, 2010 and recorded on December 14, 2011.

Being the same property conveyed to Timothy J. Patts, Married and Countrywood Holdings, LLC, An Ohio Limited Liability Company by Quitclaim Deed of Record in Instrument No.: 20210702-0090195 **, Register's Office for Davidson County, Tennessee.**

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 440, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5939, Page 231, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for Water/Sewerage Services of record in Book 5968, Page 965 and Book 5968, page 970, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **481 & 483 Ellenwood Dr, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 28th DAY OF JUNE, 2021.

Timothy J. Patts

Countrywood Holdings, LLC, An Ohio Limited Liability Company

BY: _____
Timothy J. Patts
Authorized Agent

STATE OF ~~TENNESSEE~~ MA
COUNTY OF ~~DAVIDSON~~ Norfolk MA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY J. PATTS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of ~~satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein~~ contained.

Witness my hand and official seal, this the 28th of June, 2021.

Notary Public
My Commission Expires: 10/05/23
(SEAL)

YURY AFENHEIM
MY COMM. EXPIRES OCTOBER 5, 2023
NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS

STATE OF ~~TENNESSEE~~ MA
COUNTY OF ~~DAVIDSON~~ Norfolk MA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY J. PATTS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of COUNTRYWOOD HOLDINGS, LLC, AN OHIO LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of June, 2021.

Notary Public
My Commission Expires: 10/05/23
(SEAL)

YURY AFENHEIM
MY COMM. EXPIRES OCTOBER 5, 2023
NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212