Karen Johnson Davidson County
Batch# 672436 DEEDWARR
07/07/2021 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20210707-0091534

Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
6263 Poplar Avenue, Suite 801
Memphis, Tennessee 38119
(901) 881-8600

WARRANTY DEED

Effective as of the 28th day of June, 2021, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **C & C Residential Properties Inc.,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **SFR XII Nashville Owner I, L.P., A DELAWARE LIMITED PARTNERSHIP,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Hillmore Subdivision as shown on plat of record in Plat Book 6250, page 47 as amended in Book 6250, page 195, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

This real property being all or part of the property conveyed by deed of record in Instrument No. 20210326-0039935 in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 6250, Page(s) 47, as amended in Plat Book 6250, Page 195; Declaration of covenants, conditions and restrictions as set forth in Deed recorded in Book 6423, Page 597; all of record in the Register's Office of **Davidson County**, Tennessee; and **2021 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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.

IN WITNESS the Grantor's hand in Dallas County, State of Texas on this 28 day of June, 2021.

GRANTOR:
C & C Residential Properties Inc.

By: **Charles Carrier, as President**

STATE OF Texas
COUNTY OF Dallas

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Charles Carrier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that s/he is an authorized signor of C & C Residential Properties Inc, the within named bargainor, and s/he, as such authorized signor, executed the foregoing instrument for the purposes therein contained by signing the name of Charles Carrier, as an authorized signor of C & C Residential Properties Inc..

WITNESS my hand and seal, at office in Dallas **County**, State of Texas this 28th day of June, 2021.

MARIA GUZMAN
Notary Public, State of Texas
Comm. Expires 04-12-2022
Notary ID 96983-9

Notary Public

My Commission Expires:

4-12-2022

New Owner Name and Address to: SFR XII NASHVILLE OWNER I, L.P., A DELAWARE LIMITED PARTNERSHIP 4645 Hawthorne Lane, NW Washington, DC 20016 Property Address: 3837 Buena Vista Pike, Nashville, TN 37218 Mail tax bills to: SFR XII NASHVILLE OWNER I, L.P., A DELAWARE LIMITED PARTNERSHIP 4645 Hawthorne Lane, NW Washington, DC 20016 Parcel I.D. Number: 059 14 0 246.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $230,000.00. AFFIANT Subscribed and sworn to before me this 28th day of June, 2021. NOTARY PUBLIC Commission expires: 4-12-22

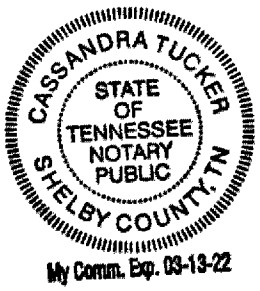
MARIA GUZMAN
Notary Public, State of Texas
Comm. Expires 04-12-2022
Notary ID 96983-9

I, Stevie Friesth, 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.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Cassandra Tucker, a notary public for this county and state, Stevie Friesth, 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: 3/13/22

Notary's Seal (If on paper)