Karen Johnson Davidson County
Batch# 676024 DEEDWARR
07/13/2021 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20210713-0094269

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
ILE Homes Single Family Rental Fund LP 1159 Cottonwood Lane Irving, TX 75038	ILE Homes Single Family Rental Fund LP 1159 Cottonwood Lane Irving, TX 75038	050-06-0-004.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Emerald Investments, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **ILE Homes Single Family Rental Fund LP, a Delaware Partnership,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Revised, Section One, Village By the Creek of record in Plat Book 6200, Page 29, 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 the same property conveyed to Janet K. Shands and Pearl G. Sims d/b/a Mutual Properties by Cash deed from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 10182, page 13, Register's Office for Davidson County, Tennessee, dated August 06, 1996 and recorded on September 06, 1996.

Being the same property conveyed to Emerald Investments, LLC, a Tennessee Limited Liability Company by Warranty deed from Janet K. Shands and Pearl G. Sims D/B/A Mutual Properties of record in Instrument No. 20210527-0071980 Register's Office for Davidson County, Tennessee, dated May 21, 2021 and recorded on May 27, 2021.

Being also known as 3453 Brick Church Pike Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of July, 2021.

Emerald Investments, LLC, a Tennessee Limited Li
ability Company

By: _____ (SEAL)
Parker McCracken, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Taylor Anderson of the state and county mentioned, personally appeared Parker McCracken, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Member of Emerald Investments, LLC, the within named bargainor, a Limited Liability Company, and that such Parker McCracken as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Witness my hand and seal, at office in Madison, TN, this 12th day of July, 2021.

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023

Taylor Anderson
Notary Signature

Printed Name: Taylor Anderson

My commission expires: 07.03.2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
12th day of July, 2021.

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Claire H. Jenkins
Notary Public
My commission expires: 10/2/23
File No. 2021-623

TRUE COPY CERTIFICATION

I, Amanda Young, 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 July 12, 2021

Signature Date July 12, 2021

State of Tennessee

County of Davidson

Personally, appeared before me, Claire H. Jenkins, a notary public for this county and state, Amanda Young, who acknowledges that this certification of an electronic document is true and correct and whose signature I witnessed.

Sworn to and subscribed to me this 12 day of July 2021.

Claire H Jenkins

Notary Signature

My commission expires: 10/2/23

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY