Karen Johnson Davidson County
Batch# 689307 DEEDWARR
08/03/2021 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20210803-0104125

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/13/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

File No.: 2021070204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
SFR XII NASHVILLE OWNER 1, LP	SFR XII NASHVILLE OWNER 1, LP	
(NAME) 4645 Hawthorne Lane, NW	(NAME) 4645 Hawthorne Lane, NW	Map-Par. 149-01-0B-112.00 CO
(ADDRESS) Washington, DC 20016	(ADDRESS) Washington, DC 20016	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TEN THOUSAND AND NO/100 Dollars ($310,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LARRY E. SPURLOCK AND CYNTHIA SPURLOCK, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SFR XII NASHVILLE OWNER 1, LP**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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(s) 229, as shown on the map entitled the Plan of Piccadilly Square, Phase 3, of record in Plat Book 6250, pages 892, 893 and 894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LARRY E. SPURLOCK, by deed from LAVONE K. HOLT AND HUSBAND, WILLIAM R. HOLT, of record in Instrument No. 20030303-0027821, dated February 28, 2003, said Register's Office. Being further conveyed to LARRY E. SPURLOCK AND CYNTHIA SPURLOCK, HUSBAND AND WIFE, by quitclaim deed from LARRY E. SPRLOCK, of record in Instrument No. 20190930-0098900, dated September 20, 2019, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4616 Billingsgate Rd, Nashville, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Executed by our hands this the 29th of July, 2021.

Larry E. Spurlock

Cynthia Spurlock

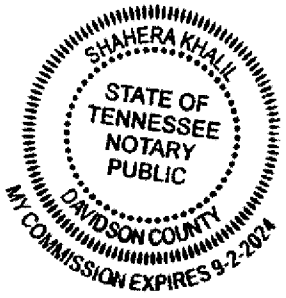
STATE of Tennessee

COUNTY of Davidson

Before me, Maxine J. Rucker, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Larry E. Spurlock and Cynthia Spurlock personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th of July, 2021.

Notary Public



Tennessee Certification of Electronic Document

I, Holly Worley, 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 07-29-2021 (date of document).

Holly Worley
Affiant Signature

07-27-2021
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 27 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-27-2023

NOTARY'S SEAL

REBECCA LOCKE
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 9-27-2023