Karen Johnson Davidson County
Batch# 699086 DEEDWARR
08/17/2021 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20210817-0111377

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	033-16-0-104

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, **Mark Morris and Kelley Morris, husband and wife**, "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 LLC, a Delaware Limited Liability Company** , "the Grantee," the following described real estate in Davidson County, Tennessee:

Property 1:
Land in Davidson County, Tennessee, Being Lot No. 167, Primrose Meadows, Section 2, of record in Plat Book 4860, page 105, and amended in Book 5711, page 866, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Mark Morris and wife, Kelley Morris, by deed dated April 20, 1999, and recorded April 23, 1999, from Casey E. Moreland and wife, Jacqueline M. Moreland, of record in Book 11443, page 997, Register's Office for Davidson County, Tennessee.

Property Address: 1112 North Graycroft Avenue Madison, TN 37115

Property 2:
Land in Davidson County, Tennessee, being Lot No. 97, Primrose Meadows, Section 2, of record in Plat Book 4860, page 105 and amended in Book 5711, page 866, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Mark Morris and wife, Kelley Morris, by deed dated April 20, 1999, and recorded April 23, 1999, from Casey E. Moreland and wife, Jacqueline M. Moreland, of record in Book 11444, page 48, Registers Office for Davidson County, Tennessee.

Property Address: 1116/1118 North Graycroft Avenue Madison, TN 37115.

This conveyance is subject to all covenants, conditions, restrictions, easements & planning documents of record, and current year's real property taxes & subsequent year's property taxes, a lien not yet due or payable.

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 13th day of August, 2021.

Mark Morris by Kelley Morris Attorney in Fact (SEAL)
Mark Morris by Kelley Morris, Attorney-In-Fact

Kelley Morris (SEAL)
Kelley Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of August, 2021, before me personally appeared Kelley Morris and Kelley Morris, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of August, 2021.

Notary Signature
My commission expires: 10-12-2024

AMANDA S. YOUNG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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 $570,000.00, 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
13th day of August, 2021.

Notary Public
My commission expires: 10/2/23
File No. 2021-665

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 8/13/21.

Signature 08/17/2021
Date

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 17 day of August 2021.

Claire H. Jenkins
Notary Signature

My commission expires: 10/2/23

CLAIRE H. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY