WARRANTY DEED

Karen Johnson Davidson County
Batch# 712958 DEEDWARR
09/10/2021 01:34:30 PM 4 pgs
Fees: $23.00 Taxes: $1,650.94
20210910-0121656

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $446,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF SEPTEMBER, 2021.

Stacy R Jacobs
Notary Public

MY COMMISSION EXPIRES: 3/7/2023
(AFFIX SEAL)

STACY R. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
OP SPE TPA1, LLC, a Delaware limited liability company	OP SPE TPA1, LLC, a Delaware limited liability company	147 14 0 012.00
(NAME) 2150 E. German Road	(NAME) 2150 E. German Road, Suite 1	
(ADDRESS) Chandler, AZ 85286	(ADDRESS) Chandler, AZ 85286	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **AECE Building Services, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **OP SPE TPA1, LLC, a Delaware limited liability company**, 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 No. 113 on the Plan of Candlestick Farms Section One, of record in Plat Book 3300, Page 56, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to AECE Building Services, LLC, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20210422-0053843, in the Register's Office of Davidson County, Tennessee, dated April 19, 2021 and recorded on April 22, 2021.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company, by Warranty Deed from Trustee of The 5104 Greentree Drive Trust, of record in Instrument No. 20210421-0053680, in the Register's Office of Davidson County, Tennessee, dated April 16, 2021 and recorded on April 21, 2021. Affidavit of Land Trust recorded in Instrument No. 20210421-0053679.

Being the same property conveyed to Windell Mohon, Trustee of The 5104 Greentree Drive Trust, by Quitclaim Deed from Premier Consulting, Inc., Trustee of the 5104 Greentree Drive Trust, of record in Instrument No. 20190411-0033231, in the Register's Office of Davidson County, Tennessee, dated April 08, 2019 and recorded on April 11, 2019.

Being the same property conveyed to The 5104 Greentree Drive Trust, Premier Consulting, Inc., as Trustee, by Warranty Deed from Mary Haynes Everett, of record in Instrument No. 20100819-0065693, in the Register's Office of Davidson County, Tennessee, dated August 16, 2010 and recorded on August 19, 2010.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5104 Greentree Drive, Nashville, TN 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 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.

Witness our hands this 1st day of September, 2021.

AECE Building Services, LLC

BY: _____
Illinois Christian
It's: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

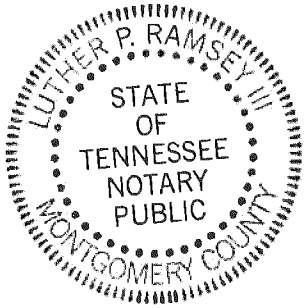
Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Illinoius Christian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the President of AECE Building Services, LLC and that he/she is authorized by AECE Building Services, LLC to execute this instrument on its behalf as such President to execute this instrument on its behalf as such President.

Witness my hand and official seal, this the 1st day of September, 2021.

Notary Public

My Commission Expires: 8/12/24

(SEAL)



Certificate of Authenticity

I, Tonya Loftin, 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 **September 1, 2021**.

Date

Tonya Loftin
Affiant Signature

September 8, 2021
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 8th day of September, 20 21.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)