THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210636003** Karen Johnson Davidson County Batch# 718552 **DEEDWARR** 09/17/2021 09:53:00 AM 2 pgs Fees: $13.00 Taxes: $1,402.12 20210917-0125075	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $378,950.00. Affiant Subscribed and sworn to before me, this 13th day of September, 2021. Notary Public My Commission Expires: TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner: OP SPE TPA1, LLC 2150 E. German Rd., Ste 1 Chandler, AZ 85286	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 188 10 0A 055.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Warren, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **OP SPE TPA1, LLC, a Delaware limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Carothers Crossing, Phase 2, Section 1, Lots 21-61 of record in Plat at Instrument No. 20070807-0093924, 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 Robert Warren, an unmarried man, by Warranty Deed from Waynes A. Jacks, married, of record in Instrument No. 20150325-0025522, in the Register's Office of Davidson County, Tennessee, dated March 23, 2015 and recorded March 25, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Carothers Crossing, Phase 2, Section 1, Lots 21-61, as recorded in Plat Instrument No.20070807-0093924.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070627-0076582; supplemented in Instrument No. 20070821-00998817; amended in Instrument No(s). 20080515-0049892 and Instrument No. 20080515-0049893 (corrected in Instrument no. 20171220-0129697); Assignment and Assumption of Declarant Rights of record in Instrument No. 20171002-0100690.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Carothers Crossing of record in Instrument No. 20070627-0076581, as amended by instrument(s) of record in Instrument No(s). 20080515-0049892, Instrument No. 20080515-0049893 and 20180125-0008094; supplemented in Instrument No. 20070821-0099817; Assignment and Assumption of Declarant Rights of record in Instrument No. 20171002-0100690; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
Easement for Right-of-Way, recorded in Book 4588, Page 484.
Easement recorded in Instrument No. 20070123-0009057.

Easement for Sanitary Sewer and/or Storm Drainage water Mains, Pumps and Appurtenances, recorded in Instrument No. 20070703-0079178.
Easement for Inspection & Maintenance Agreement for Private Stormwater, recorded in Instrument No. 20070711-0082648.
Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20070702-0078659.

This is improved property located at 2027 Oak Trail Drive Nolensville TN 37135

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of September, 2021.

Robert Warren

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Warren, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____

