Karen Johnson Davidson County
Batch# 719417 DEEDWARR
09/17/2021 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20210917-0125556

Name and Address of New Owner:
SFR XII Nashville Owner 1, L.P., a
Delaware Limited Partnership
4645 Hawthorne Lane, NW
Washington, DC 20016

Send Tax Statements To:
SFR XII Nashville Owner 1, L.P., a
Delaware Limited Partnership
4645 Hawthorne Lane, NW
Washington, DC 20016

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-21081863

Map and Parcel: 042 07 0A 058.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bonnie Sawyers, an unmarried man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **SFR XII Nashville Owner 1, L.P.**, hereinafter called the GRANTEE, its 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, and being all of Lot No. 221, Revised, Phase Two, Heritage Square, according to survey and plat of same appearing of record in Book 5200, page 378, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Bonnie Sawyers and Joe E. Amos, as joint tenants with the right of survivorship by Warranty Deed filed for record on January 30, 2012 in Instrument Number 20120130-0008265, of the Register's Office of Davidson County, Tennessee. The said Joe. E. Amos died on March 15, 2017, leaving Bonnie Sawyers as the surviving tenant by the entirety.

This conveyance is subject to the following Covenants, Conditions and Restrictions of Heritage Square of record in Book 5752, page 884; All matters as set forth per plat in Book 5200, page 378, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 879 Heritage Circle, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 my hand this 27th day of August, 2021.

Bonnie Sawyers

Bonnie Sawyers

State of Tennessee

County of Rutherford

Personally appeared before me, Bonnie Sawyers with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th of August, 2021.

Laura L. Vaught

Notary Public
My Commission Expires: 9/19/22

LAURA L VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $220,000.00.

Affiant Signature

Subscribed and sworn to before me, this 27th day of August, 2021.

Laura L. Vaught

Notary Public
My Commission Expires: 9/19/22

LAURA L VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Taylor Hutson, 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 August 27, 2021 (date of document).

Affiant Signature

9/16/21
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 16 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

KARRI S. COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-13-22