Karen Johnson Davidson County
Batch# 719489 DEEDWARR
09/20/2021 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $976.80
20210920-0125680

WARRANTY DEED

CASSANDRA TUCKER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN MY COMM. EXP. 03-13-22

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Shelby
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: 3/13/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SFR XII NASHVILLE OWNER 1, L.P.	SFR XII NASHVILLE OWNER 1, L.P.	075120A12000CO
(NAME)	(NAME)	
4645 Hawthorne Lane Northwest	4645 Hawthorne Lane Northwest	
(ADDRESS)	(ADDRESS)	
Washington, DC 20016	Washington, DC 20016	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I Brien Mosley, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **SFR XII NASHVILLE OWNER 1, L.P., a Delaware Limited Partnership**, hereinafter called the GRANTEE(S), his/her/their 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. 80 on the Plan of Section Three, Phase 1, Greer Meadows at Cedar Creek, Residential P.U.D. of record in Plat at Instrument No. 20010920-0101748, 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 Brien Mosley by Warranty Deed from Jonathan Sayles, unmarried, dated 09/29/2017 and recorded 10/03/2017, of record in Instrument 201710030101179, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: All matters shown on the plat of record in Plat Instrument 200109200101748; Covenants, conditions, easements and restrictions recorded in Instrument 200206060069062; Stormwater Detention Agreement as recorded in Instrument 200012050119474, Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☒ 425 Scotts Creek Trail, Nashville, TN 37076
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 25th day of August, 202125th day of August, 2021.

Brien Mosley

State of ~~Tennessee~~ OR NEW YORK
County of Wilson OR NEW YORK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brien Mosley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this . 08/25/2021

Paulette Brunk

Notary Public:
My Commission Expires: 05/31/2025

PAULETTE BRUNK
Notary Public - State of New York
No. 01BR6127853
Qualified in New York County
My Comm. Expires May 31, 2025

RETURN TO:

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 25, 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