Karen Johnson Davidson County
Batch# 720071 DEEDWARR
09/20/2021 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20210920-0125966

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of August, 2021.

Notary Public:
My Commission Expires:

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

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
SFR XII Nashville Owner I, L.P. 4645 Hawthorne Lane, NW Washington, DC 20016	SFR XII Nashville Owner I, L.P. 4645 Hawthorne Lane, NW Washington, DC 20016	041-03-0A-010.00 CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Corey Dunham, unmarried**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **SFR XII Nashville Owner 1, L.P.**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being all of Lot No. 10 on the Final Plat of Section One, Vantage Pointe (formerly North Forty), as shown by plat of record in Instrument Number 20031017-0154221, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete and accurate description of said lot.

BEING the same property conveyed to Corey Dunham by Quitclaim Deed from Amanda Dunham, dated 7/6/2011 and recorded 7/19/2011 in Instrument Number 20110719-0055095; and the same property previously conveyed to Corey Dunham and Amanda Dunham, husband and wife, by Warranty Deed from Leonard Matthews, unmarried, dated 5/8/2008 and recorded 5/12/2008 in Instrument Number 20080512-0048666, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, and restrictions, including, but not limited to, the following:

Taxes and assessments for the year 2021 and subsequent years.

Subject to Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument Number 20060830-0107227, as amended in Instrument Number 20061002-0121913, Register's Office for Davidson County, Tennessee.

Subject to HOA Charter of record in Instrument Number 20060829-0106727, Register's Office for Davidson County, Tennessee.

Subject to Stormwater Detention Agreement of record in Instrument Number 20011102-0119701, Register's Office for Davidson County, Tennessee.

Subject to all existing easements and other matters shown on plat of record in Instrument Number 20031017-0154221, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (__X__) improved (____) unimproved property, known as: 1309 Goodmorning Drive, Nashville, TN 37207

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. Grantor(s) covenant(s)

with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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/our hand(s) this the 25th day of August, 2021.

Corey Dunham

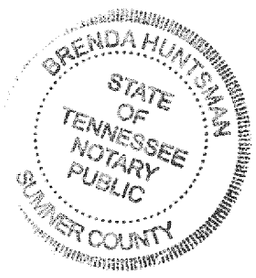
State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Corey Dunham, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of August, 2021.

Commission Expires: 10/18/22

Notary Public: Brenda Huntsman



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 26, 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