Karen Johnson Davidson County
Batch# 720086 DEEDWARR
09/20/2021 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20210920-0125985

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

Affiant

Subscribed and sworn to before me, this 31st 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 Green Lea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
SFR XII NASHVILLE OWNER 1, L.P. A DELAWARE LIMITED PARTNERSHIP 4645 Hawthorne Lane, NW Washington, DC 20016	SFR XII NASHVILLE OWNER 1, L.P. A DELAWARE LIMITED PARTNERSHIP 4645 Hawthorne Lane, NW Washington, DC 20016	064-16-0D-187.00 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, **Courtney Swanson, a single woman**, 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., a Delaware Limited Partnership**, 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. 325 on the Plan of Section Four, Truxton Park R10 Cluster Lot Subdivision, of record in Instrument Number 20020528-0064435, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Courtney Swanson, a single woman, by Warranty Deed from Christopher Mang, unmarried, dated 7/6/2017 and recorded 7/14/2017 in Instrument Number 20170714-0070852, Register's Office for Davidson County, Tennessee.

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

Subject to Declaration of Protective Covenants of record in Instrument Number 20001030-0107559; supplemented in Instrument Number 20020506-0055597 (re-recorded in Instrument Number 20020718-0086907), Register's Office for Davidson County, Tennessee.

Subject to Conveyance of Common Area of record in Instrument Number 20050311-0027269, Register's Office for Davidson County, Tennessee.

Subject to HOA Charter of record in Instrument Number 20001101-0108603, Register's Office for Davidson County, Tennessee.

Subject to Utility Easement of record in Book 4910, Page 838, Register's Office for Davidson County, Tennessee.

Subject to Ingress/Egress Easement of record in Book 5699, Page 537, Register's Office for Davidson County, Tennessee.

Subject to all existing easements and all other matters shown on plat of record in Instrument Number 20020528-0064435, 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 (__XX) improved (____) unimproved property, known as: 2624 Spring Farm Lane, Nashville, TN 37076

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 31st day of August, 2021.

Courtney Swanson

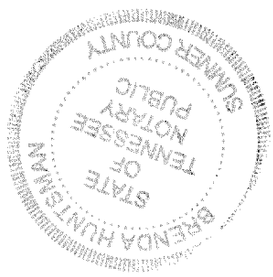
State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Courtney Swanson, 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 31st 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 31, 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