WARRANTY DEED

Karen Johnson Davidson County
Batch# 723122 DEEDWARR
09/24/2021 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20210924-0128370

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
SFR XII Nashville Owner 1, L.P.	SFR XII Nashville Owner 1, L.P.	Parcel ID: 076-05-0-069.00
(NAME) 4645 Hawthorne Lane Northwest Washington, D.C. 20016	(NAME)	
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Martin L. Spears**, 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 Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The following described real estate, situated in Davidson County, State of Tennessee:

Being Lot No. 64 on the plan of Hidden Hill, of record in Book 4860, Page 43, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Also conveyed herewith is a nonexclusive right to a 20-foot water line easement for placement, operation and repair of a water line to Cooks Road, as shown on the play of record at Plat Book 20, page 808, in the Register's Office for Wilson County, Tennessee

Being the same property conveyed to Martin L. Spears, unmarried, By Warranty Deed from Robert Braswell, married dated January 12, 2011 recorded January 14, 2011, of record as Instrument No. 20110114-0003994 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all matters appearing on th plan(s) of record; and (d) all matters referenced in the master deed and by-laws; and (e) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5005 Rowena Drive, Hermitage, 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, their 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 our hands this 17 day of September 2021

Martin L. Spears

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Martin L. Spears, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of September, 2021.

Notary Public

My Commission Expires: 04/19/2025

(SEAL)

NOTARY PUBLIC
County of Rutherford
Ronda L. Williams
My Commission Expires
04/19/2025
STATE OF TENNESSEE

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 September 17, 2021 (date of document).

Affiant Signature

9/22/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 22 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