Karen Johnson Davidson County
Batch# 751313 DEEDWARR
11/08/2021 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20211108-0149018

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2021.

Notary Public
MY COMMISSION EXPIRES: May 8, 2023
File No. G21-13955

STEPHANIE TREMMEL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
SFR XII NASHVILLE OWNER 1, L.P. (NAME)	SFR XII NASHVILLE OWNER 1, L.P (NAME)	018-16-0-137.00
4645 Hawthorne Lane Northwest (STREET ADDRESS)	4645 Hawthorne Lane Northwest (STREET ADDRESS)	
Washington, DC 20016 (CITY) (STATE) (ZIP)	Washingotn, DC 20016 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **William Imboden, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HA VE 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 GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, ST A TE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-W IT:

LAND in the 10th Civil District of Davidson County, Tennessee, being Lots Numbers 33, 34 and 35 on the Revised Map of Moncrief' s Subdivision of the northerly part of the Allen Mathes Land, Goodlettsvi l le, Tennessee, not of record, and described according to a survey by John Kohl & Company, March 18, 1983 as follows:

BEGINNING on the northerly margin of Moncrief A venue at the southeast corner of the property conveyed to Van B. Wood and wife, Etta Wood by deed from WC Moncrief & Company of record in Book 1179 at Page 130, Register's Office for said County; thence with the northerly margin of said A venue, eastwardly 85 feet to a point; thence with the west line of the Mandrell property ofrecord in Book 5016 at Page 1 08, said Register's Office; thence northwardly 297 feet; thence eastwardly 85 feet with the Mandrell's northerly boundary; thence northward 58.5 feet to a point; thence northerly 75 degrees West 179.95 feet to the eastern terminus of a 30 feet unnamed avenue; thence with same, southwardly 30 feet to the northwest corner of said Wood Property, continuing in the same direction 382 feet to the beginning.

Being the same property conveyed to William Imboden, a single man by Deed dated April 11, 2019 from Bernadette M. Boderek, an unmarried woman, recorded April 12, 2019, in Instrument Number 20190412-0033618, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 337 Moncrief Avenue, Goodlettsville, TN 37072.

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. Whenever 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 30th day of September, 2021.

William Imboden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2021, before me personally appeared William Imboden, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of September, 2021.

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Stevie Friesth, 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 30 2021 (date of document).

Affiant Signature

11/3/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 3rd day of November, 2021.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

