Prepared by and return to:
Seth McNamee
Summit Title & Escrow, LLC
6263 Poplar Ave, Suite 801
Memphis, Tennessee 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 751483 DEEDWARR
11/09/2021 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20211109-0149220

WARRANTY DEED

Effective as of **17th day of September, 2021,** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **HBG Holdings LLC, a Tennessee Limited Liability Company,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **SFR XII Nashville Owner 1, L.P., a Delaware Limited Partnership,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of Section Two, Meadow Woods, of record in Instrument Number. 20000309-0024168, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

This real property being all or part of the property conveyed by deed of record in Instrument No. 202109240129559 in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Instrument No. 20000309-0024168, and recorded in Plat Book 9700, Page(s) 486, Plat Book 9700, Page(s) 519; as amended in Plat Book 9700, Page 570; Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 10666, Page 748, Book 10788, Page 10, and recorded in Instrument No. 20000524-0051988; as amended in Instrument No. 20010911-0098356; Easement recorded in Book 437, Page 38; Book 4457, Page 350; Book 4706, Page 227 and Book 6938, Page 738; all of record in the Register's Office of **Davidson County**, Tennessee; together with the **2021 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand in **Davidson** County, State of Tennessee on this the 16 day of September, 2021

GRANTORS:

HBG Holdings LLC, A Tennessee Limited Liability Company

By: Brandon Cobb, Authorized Signer

KERRY MAJORS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tenn

COUNTY OF Wilson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Brandon Cobb, an Authorized Signer on behalf of HBG Holdings LLC with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that he executed the within instrument of his own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in State and County named herein on this 16 day of Sept 2021.

Notary Public

My Commission Expires:
8-29-2023

New Owner Name and Address to: SFR XII NASHVILLE OWNER 1, L.P., A DELAWARE LIMITED PARTNERSHIP 4645 Hawthorne Lane, NW Washington, DC 20016 Property Address: 1108 Pin Oak Drive Nashville, TN 37013 Mail tax bills to: SFR XII NASHVILLE OWNER 1, L.P., A DELAWARE LIMITED PARTNERSHIP 4645 Hawthorne Lane, NW Washington, DC 20016 Parcel I.D. Numbers: 164 16 0A 001.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is 270,000.00 AFFIANT Subscribed and sworn to before me this 16 day of September, 2021 NOTARY PUBLIC Commission expires: 8-29-2023

KERRY MAJORS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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 17, 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

