Karen Johnson Davidson County
Batch# 751486 DEEDWARR
11/09/2021 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20211109-0149222

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

WARRANTY DEED

Effective as of **12th day of October, 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, **Mildred J. LeMaire, Single,** 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. 416 on the Plan of Section Six Tulip Grove, as of record in Book 4460, Page 19, Register's Office for said County. Said Lot No. 416 fronts 98.25 feet on the Northeast side of Augusta Drive and extends back 147.69 feet on the Northwest line and 153.86 feet on the Southeast line to a dead line measuring 92.52 feet thereon.
>
> Being the same property conveyed to Mildred J. LeMaire, by Warranty Deed from Bill H. Mason and wife, Helen M. Mason, of record in Book 5447, Page 672, in the Register's Office of Davidson County, Tennessee, dated June 08, 1979 and recorded on June 11, 1979.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Six Tulip Grove, as recorded in Plat Book 4460, Page(s) 19; and Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4511, Page 994; all of record in the Register's Office of **Davidson County**, Tennessee; together with the **2022 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 8th day of October, 2021

GRANTORS:

Mildred J. LeMaire

STATE OF TN.
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Mildred J. LeMaire, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that they executed the within instrument of their 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 8th day of Oct 2021.

Notary Public

My Commission Expires: Nov. 8, 2021

KAREN R. CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

New Owner Name and Address to: SFR XII NASHVILLE OWNER I, L.P., A DELAWARE LIMITED PARTNERSHIP 4645 Hawthorne Lane, NW Washington, DC 20016 Property Address: 533 Augusta Drive Nashville, TN 37076 Mail tax bills to: SFR XII NASHVILLE OWNER I, L.P., A DELAWARE LIMITED PARTNERSHIP 4645 Hawthorne Lane, NW Washington, DC 20016 Parcel I.D. Numbers: 075 04 0 166.00	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 330,000.00 AFFIANT Subscribed and sworn to before me this 8th day of October, 2021 NOTARY PUBLIC Commission expires: Nov. 8, 2021 State of TN County of Davidson

KAREN R. CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

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 October 12, 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

