Karen Johnson Davidson County
Batch# 768424 DEEDWARR
12/06/2021 11:47:56 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20211206-0161322

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
SFR XII Nashville Owner 2, LP
9200 E Hampton Drive
Capitol Heights, MD 20743

SEND TAX BILL TO:
SAME AS OWNER

MORTGAGEE
Same

MAP 052
GROUP 08 0
PARCEL 156.00

WARRANTY DEED

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 are hereby acknowledged, **Chad A. Lautt, Trustee of the Tip Top Trust Agreement Dated 10/11/2007,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **SFR XII Nashville Owner 2, LP., a Delaware Limited Partnership,** hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Meadow Bend, Section III, of record in Book 6250, page 532, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Chad A. Lautt, Trustee of the Tip Top Trust Agreement dated 10/11/2007 by Warranty Deed from Deborah L. Burnett, Harold Dean Burton, Arnold M. Felts and Cynthia Glenn heirs to the Estate of Dorothy L. Seay, dated December 19, 2018 and filed of record in Instrument No. 20181220-0123951, in the Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2022 taxes and subsequent years
2. Matters shown on the recorded plat of the Plan of Meadow Bend, Section III, of record in Book 6250, page 532, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 1128 Sioux Ter, Madison, Tennessee 37115.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said SFR XII Nashville Owner 2, LP., a Delaware Limited Partnership, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend

the title to the said land to the said GRANTEE, its 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 our hands this the 10th day of November, 2021.

Chad A. Lautt, Trustee of the Tip Top Trust Agreement Dated 10/11/2007

By: Chad A Lautt, Trustee

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Chad A. Lautt as Trustee,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the trustee(s) of **Chad A. Lautt, Trustee of the Tip Top Trust Agreement Dated 10/11/2007** and acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Brentwood, (city), Tennessee, (state), this 10th, day of November, 2021.

Notary Public
My Commission expires: My Commission Expires January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $330,000.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of November, 2021.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Doc ID: 45044fa62ecd56692513a23dc93d01b725319aa1