Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 340,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF DECEMBER, 2021.

Notary Public

COMMISSION EXPIRES: 5-29-24

MONICA LYNN MCCLOUD
Notary Public, State of Texas
Comm. Expires 05-29-2024
Notary ID 126303329

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 771734 DEEDWARR
12/10/2021 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20211210-0164217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SFR Investments V Borrower 1, LLC	SFR Investments V Borrower I, LLC,	098-01-0-061
(NAME)	(NAME)	
POB 4090	P.O. BOX 4090	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	SCOTTSDALE, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Carney Mitchell Baker, III and wife Sarah Strickert Baker,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SFR Investments V Borrower 1, LLC, a Delaware Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Davidson County, Tennessee, being Lot No. 17 on the Plan of Roxborough Subdivision as of record in Book 5200, page 63, Register's office for Davidson County, Tennessee.

Said Lot No. 17 fronts 69.64 feet on the northerly margin of Roxborough Drive and extends back 429.95 feet on the easterly line and 432.51 feet on the westerly line to a dead line in the rear measuring 161.34 feet thereon.

Being the same property conveyed to Carney Mitchell Baker, III and wife Sarah Strickert Baker, by Deed from Randall Phillips Builders, Inc., dated 09/25/1983 and recorded 09/27/1983 in Book 6144, Page 489, in the official records of Davidson County Recording Office.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 5160 Roxborough Drive Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. successors 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, 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 7th day of December, 2021.

Carney Mitchell Baker, III

Sarah Strickert Baker

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Carney Mitchell Baker, III and Sarah Strickert Baker, 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 as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 7th day of December, 2021.

S. Nixon Pressley

Commission Expires: 01/26/2025



Tennessee Certification of Electronic Document

I, Amanda Cardenas , 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 11/29/2021 (date of document).

Amanda Cardenas
Affiant Signature

11-29-21
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 29th day of November, 2021.

Monica L. McCloud
Notary's Signature

MY COMMISSION EXPIRES: 5-29-24

NOTARY'S SEAL

