Karen Johnson Davidson County
Batch# 779812 DEEDWARRSP
12/28/2021 11:12:30 AM 5 pgs
Fees: $28.00 Taxes: $1,974.21
20211228-0170379

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
SFRES Owner LLC 2001 Broadway, 4th Floor Oakland, CA 94612	149 15 0A 273.00 135 14 0A 137.00	Same as New Owner
This instrument prepared by: Maynard, Cooper & Gale, P.C. (EBH) 1201 Villa Place, Suite 200, Nashville, TN 37212		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **NASH 2 SF, LLC**, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents bargains, sells, transfers and conveys to **SFRES OWNER LLC**, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title and interest in the real property described on **Exhibit A**, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on, under or about said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way abutting said real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the lien of ad valorem taxes not yet due and payable and all existing easements, rights of way, reservations, covenants, conditions, restrictions and encumbrances filed in the real property records of the Register's Office of Davidson County, Tennessee, if any, in so far as the same are now in force and applicable (the "Permitted Encumbrances").

This is improved property located in Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging or in any way appertaining unto Grantee, Grantee's successors and assigns, in fee simple forever.

Grantor covenants with the Grantee, its successors and assigns, that Grantor is seized in fee and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances.

Grantor covenants and binds itself and its heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Encumbrances.

***

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 17th day of December, 2021.

GRANTOR:

NASH 2 SF, LLC,
a Delaware limited liability company

By: _____
Name: Amy Boyle
Title: Authorized Person

STATE OF New York)
)
COUNTY OF New York)

Personally appeared before me, a Notary Public in and for said County and State, **Amy Boyle**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Authorized Person of **NASH 2 SF, LLC**, a Delaware limited liability company, the within named Grantor, and that she executed the foregoing instrument as Authorized Person on behalf of **NASH 2 SF, LLC**.

WITNESS my hand and seal at office in New York, New York, on this the 16 day of December, 2021.

_____
Notary Public

My Commission Expires:
08/18/2022

MARIA SZABO
Notary Public, State of New York
No.01SZ6309901
Qualified in New York County
Commission Expires 08/18/2022

[*Oath of Consideration on Following Page*]

After Recording Return To:
Patrick Burns
Spruce Land Services, LLC
6100 Tennyson Pkwy, Suite 225
Plano TX 75024

STATE OF New York
COUNTY OF New York

The actual consideration or value, whichever is greater, for this transfer is $533,570.00.

Affiant

Subscribed and sworn to before me this 16 day of December, 2021.

My Commission Expires: 08/18/2022

Notary Public

MARIA SZABO
Notary Public, State of New York
No.01SZ6309901
Qualified in New York County
Commission Expires 08/18/2022

[*Description of Property on Following Page*]

EXHIBIT A

DESCRIPTION OF PROPERTY

Parcel I:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Cambridge Forest, Phase 3, of record in Instrument No. 20010628-0068483, as amended in Instrument No. 20020503-0054630, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property. This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20010628-0068483, Instrument No. 20020503-0054630, Book 8206, Page 305, Book 8047, Page 243, Book 10332, Page 1, Book 10774, Page 723, Instrument No. 20020221-0022797, Instrument No. 20061208-0152145, Instrument No. 20061025-0132073, Instrument No. 20100224-0014180, Instrument No. 20110919-0072463 and Instrument No. 20130225-0018348, Instrument No. 20020221-0022798, Book 10343, Page 769, Instrument No. 20110919-0072464, Book 1207, Page 529, Book 7632, Page 962, Book 7453, Page 445, Book 1147, Page 148, Book 8795, Page 158, Book 6881, Page 320, Book 10805, Page 497, Instrument No. 20010202-0010454; Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nash 2 SF, LLC, a Delaware limited liability company by Warranty Deed from Raul Magana, married, dated February 07, 2017 recorded on February 08, 2017 as Instrument No: 20170208-0013412 in the Register's Office of Davidson County, Tennessee.

Parcel ID No.: 149 15 0A 273.00
Property Address: 1652 Bridgecrest Dr Antioch, TN 37013

Parcel II:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Pinnacle Point Subdivision, Phase III, of record in Book 6900, pages 391-393, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Nash 2 SF, LLC, a Delaware limited liability company by Warranty Deed from Cumberland Property Investments, LLC, a Tennessee limited liability company, dated February 02, 2016 recorded on February 12, 2016 as Instrument No: 20160212-0013804 in the Register's Office of Davidson County, Tennessee.

Parcel ID No.: 135 14 0A 137.00
Property Address: 505 Black Mountain Ct Antioch, TN 37013

Tennessee Certification of Electronic Document

Date of Certification: 12/21/2021

I, Nolan Ackerman (*Signer's Name*), do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed on 12/17/2021 and authenticated according to law.

Signature

Nolan Ackerman - Agent, Spruce Land Services, LLC

State of TEXAS

County of DALLAS

Personally appeared before me, Shaun Robertson (*Notary's Name*), a notary public for this county and state, Nolan Ackerman (*Signer's Name*), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 10/15/2025

NOTARY'S SEAL

SHAUN ROBERTSON
Notary ID #133396608
My Commission Expires
October 15, 2025