Karen Johnson Davidson County
Batch# 783277 DEEDWARR
01/03/2022 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,505.90
20220103-0000573

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF DECEMBER, 2021.

GARRETT ONAN DRYSDALE
Notary Public
Walton County
My Commission Expires
August 29, 2025

Notary Public

MY COMMISSION EXPIRES: 8/29/2025
(AFFIX SEAL)

G-VRES-21-4480

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
SFR JV-2 Property LLC	SFR JV-2 Property LLC	
(NAME) **15771 Red Hill Avenue, Suite 100**	(NAME) 15771 Red Hill Avenue Suite 100	**062 02 0B 135.00**
(ADDRESS) **Tustin, CA 92780**	(ADDRESS) Tustin, CA 92780	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HALLEY W. ROSS AND JEREMY ROSS, WIFE AND HUSBAND**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SFR JV-2 PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, 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. 68 on the Plan of First Amendment to Abbington Park, Phase One - Section Three, a Planned Unit Development, of record in Instrument Number 20040728-0090230, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Halley W. Ross and Jeremy Ross, wife and husband by Warranty deed from William C. Harper and wife, Yolanda K. Harper of record in Instrument No. 20130408-0034642 Register's Office for Davidson County, Tennessee, dated April 01, 2013 and recorded on April 08, 2013.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record as Instrument Number 20040728-0090230, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20030213-0020075 and Supplement for Phase One, Section Three in Instrument No. 20040518-0058461, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By-Laws of record in Instrument Number 20030303-0027406, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20030303-0027405, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20030109-0004246, in the Register's Office for Davidson County, Tennessee.
- Provisions contained in Deed of Conveyance of record in Book 8377, Page 820, in the Register's Office for Davidson County, Tennessee.
- Warranty Deed of Flowage Easements granted to United States of America of record in Book 2242, Page 513, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easements to United States of America of record in Book 1163, Page 341, in the Register's Office for Davidson County, Tennessee.
- Easements for 20 foot right of way for ingress and egress contained to Olin M Weakley, et al of record in Book 1198, Page 525, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions of record in Instrument Number 20010402-0031520, in the Register's Office for Davidson County, Tennessee.
- Covenants and Conditions of record in Instrument Number 20000720-0071648, in the Register's Office for Davidson County, Tennessee.

- Abbington Park Subdivision Sign Easement of record in Instrument Number 20040630-0077518, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed conveying common areas and open space of record in Instrument Number 20050201-0011848, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4480 Frost Street, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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 my/our hand(s) this the 15th DAY OF DECEMBER, 2021.

Halley W. Ross by Attorney in Fact

Halley W. Ross by Margaret Means,
Attorney in Fact

Jeremy Ross by Attorney in Fact

Jeremy Ross by Margaret Means,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of HALLEY W. ROSS, and who acknowledged he/she/they executed the same as the free act and deed of the said HALLEY W. ROSS.

Witness my hand and official seal, this the 15th of December, 2021.

Notary Public
My Commission Expires: 6-11-2023
(SEAL)

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JEREMY ROSS, and who acknowledged he/she/they executed the same as the free act and deed of the said JEREMY ROSS.

Witness my hand and official seal, this the 15th of December, 2021.

Notary Public
My Commission Expires: 6-11-2023
(SEAL)

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Kayla Short, 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 December 15th, 2021 (date of document).

Kayla Short
Affiant Signature

12/15/2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 15th day of December, 2021,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

