Karen Johnson Davidson County
Batch# 791479 DEEDWARR
01/18/2022 09:58:14 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20220118-0006493

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MORGAN JONES STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 2-28-2023

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
6525 Quail Hollow Road, Suite 115
Memphis, TN 38120
11-MEM21-08245
TG: 10062353

Address of New Owner:	Send Tax Bills to:	Tax Information:
SFR Investments V Borrower 1, LLC PO Box 4090 Scottsdale, AZ 85261	**SFR Investments V Borrower 1, LLC** PO Box 4090 Scottsdale, AZ 85261	~~D02 42EE 00023~~ 108-04DA-072.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William Monroe Cavender, an unmarried man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **SFR Investments V Borrower 1, LLC, a Delaware Limited Liability Company,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being all Lot No. 17, on the plan of the First Revision, Villages of Larchwood, Phase II, Section II of record Plat Book 9700, Page 627, said Register's Office, reference to which is hereby made a more complete description.

Derivation Clause: Being the same property conveyed to **Diana Green Cavender and William Monroe Cavender,** herein by way of **Quitclaim Deed** of record at **Instrument No. 20120712-0061190** in the Register's Office of **Davidson** County, Tennessee;

Diana Green Cavender died on or about August 21, 2015 survived by and having been continuously married to William Monroe Cavender.

This property is improved property known as: **217 Fitzpatrick Pl., Nashville, TN 37214**

Permitted Encumbrances: Subdivision restrictions, building lines and easements of record in Plat Book 9700, Page 627; Declaration of Covenants, Conditions and Restrictions of record at Instrument No. Book 10715, Page 162, as amended in Book 10940, Page 499, Book 11448, Page 741, and Instrument No. 20010625-0067106; Charter of Villages of Larchwood of record in Book 10715, Page 160; Deed of Conveyance to the Metro Government for water mains of record in Book 4255, Page 362; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6592, Page 366; Assessments levied by the Homeowners Association, if any; all in the Said Register's Office.

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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 10th day of **January**, 2022

William Monroe Cavender

William Monroe Cavender

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for said State and County, **William Monroe Cavender**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of **January**, 2022

Notary Public

My Commission Expires: 06.14.25

FAITH L. LOWE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
(SEAL)