Karen Johnson Davidson County
Batch# 799345 DEEDWARR
02/02/2022 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.37
20220202-0012378

WARRANTY DEED

CASSANDRA TUCKER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
MY COMM. EXP. 03-13-22

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$320,100.00**

Stephanie Tucker
Affiant

Subscribed and sworn to before me, this the 3rd day of November, 2021.

Notary Public

My commission expires: 3/13/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
SFR X11 NASHVILLE OWNER 2, L.P., A DELAWARE LIMITED PARTNERSHIP	**SFR XII NASHVILLE OWNER 2, L.P., A DELAWARE LIMITED PARTNERSHIP**	**098-01-0-105.00**
9200 East Hampton Drive	**9200 East Hampton Drive**	
Capitol Heights, MD 20743	**Capitol Heights, MD 20743**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Stephen Paul Watson, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SFR X11 NASHVILLE OWNER 2, L.P., A DELAWARE LIMITED PARTNERSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 52 on the Plan of Resubdivision of Lots 42-56, Roxborough of record in Plat Book 5210 Page 76, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Said Lot No.52 fronts 73.0 feet on the Southerly margin of Lana Renee Court and extends back 268.88 feet on the Easterly line and 264.01 feet on the Westerly line to a dead line in the rear, measuring 73.16 feet thereon.

Being the same property conveyed to Stephen Paul Watson and wife, Rita S. Watson by Deed dated June 19, 1986, from Wallace A. Graham and wife, Adeline W. Graham of record in Book 6895, Page 327, said Register's Office for Davidson County, Tennessee. The said Rita S. Watson died on January 29, 2018, vesting title to Stephen Paul Watson, as surviving tenant by the entirety.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 5210, Page 76, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Restrictive Covenants contained in instrument of record in Book 5200, Page 63 and Book 5302, Page 669, said Register's Office.**

3) **Subject to the flow of any creeks and or streams over so much of the premises as lies therein.**

4) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the herein Grantee(s) assume any subsequent years, not yet due and payable.**

This is improved property known as 5121 Lana Renee Court, Hermitage, TN 37076.

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 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 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 2nd day of November, 2021.

Stephen Paul Watson

Stephen Paul Watson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Stephen Paul Watson,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **November, 2021.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Stevie Friesth, 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 1/24/22 (date of document).

Affiant Signature

1/24/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 24 day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

TAYLOR HUTSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 10-05-25