WARRANTY DEED

Karen Johnson Davidson County
Batch# 800959 DEEDWARR
02/07/2022 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20220207-0013744

STATE OF TN
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-21-2023
(AFFIX SEAL)

REBECCA LOCKE
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 9-21-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
SFR XII Nashville Owner 1, L.P.	SFR XII Nashville Owner 1, L.P.	Parcel ID: 033 08 0 109.00
(NAME)	(NAME)	
4645 Hawthorne Lane Northwest	4645 Hawthorne Lane Northwest	
(ADDRESS)	(ADDRESS)	
Washington, DC 20016	Washington, DC 20016	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **David McRae and wife, Lisa McRae,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SFR XII Nashville Owner 1, 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:

Being Lot No. 347, on the Plan of Gatewood, Section 2, of record in Plat Book 3700, Page 144 and 145, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to David McRae and wife, Lisa McRae, by Warranty Deed from Jonathan R. Vaden, Sr. and wife, Laconya L. Vaden, of record in Book 11441, Page 492, in the Register's Office of Davidson County, Tennessee, dated April 09, 1999 and recorded on April 21, 1999.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 151 Hardaway Drive, Goodlettsville, TN 37072

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 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 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 17th day of September, 2021.

David McRae

Lisa McRae

STATE OF Tennessee

COUNTY OF Sumner

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

Witness my hand and official seal, this the 17th day of September, 2021.

Dana Michelle Warsop

Notary Public

My Commission Expires: 3/2/2025

(SEAL)



Tennessee Certification of Electronic Document

I, John Zelinka, 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 September 17, 2021 (date of document).

Affiant Signature

1/26/2022
Date

State of Tennessee
County of Shelby

Sworn to and subscribed before me this 26th day of January, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

