RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT220300051

WARRANTY DEED

Karen Johnson Davidson County
Batch# 833681 DEEDWARR
04/04/2022 08:45:48 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20220404-0038353

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 31st day of March, 2022

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Orion Capital Investments, LLC **2231 Highway 31 E** **Gallatin, TN 37066**	**SAME**	**149-15-OA-273.00 CO**

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

SFRES Owner LLC, A Delaware limited liability company

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

Orion Capital Investments, LLC, a Tennessee limited liability company

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. 163 on the Final Plat of Phase 3, Cambridge Forest, of record as Instrument No. 20010628-0068483, as amended in Instrument No. 20020503-0054630, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING PART OF the same property conveyed to SFRES Owner, LLC, a Delaware limited liability company, by Special Warranty Deed from NASH 2 SF, LLC, a Delaware limited liability company, dated 12/17/2021 and recorded 12/28/2021 in Instrument No. 20211228-0170379, in the Register's Office of Davidson County, Tennessee. Also being the same property previously conveyed to NASH 2 SF, LLC, a Delaware limited liability company, by Warranty Deed from Raul Magana, married, dated 2/7/2017 and recorded 2/8/2017 in Instrument No. 20170208-0013412, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1652 Bridgecrest Drive, Antioch, TN 37013**
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 31st day of March, 2022.

SFRES Owner LLC

BY: _____
Bryan Bailey, Authorized Signatory

STATE OF ~~CALIFORNIA~~ Georgia
COUNTY OF Fulton

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Bryan Bailey with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Authorized Signatory of SFRES Owner LLC the within named bargainor, and corporation, and that he as such Authorized Signatory being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Bryan Bailey as such Authorized Signatory

Witness my hand and official seal at office at Atlanta GA, ~~California~~ on this the 31st day of March, 2022.

Commission Expires: Nov. 2025

Courtney King
Notary Public

COURTNEY KING
NOTARY PUBLIC
Nov 18, 2025
COBB COUNTY
STATE OF GEORGIA