WARRANTY DEED

Karen Johnson Davidson County
Batch# 838736 DEEDWARR
04/12/2022 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,324.60
20220412-0042444

BS-PR-22-5137

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $368,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF ~~MARCH~~ APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/26/25
(AFFIX SEAL)

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)
TBR SFR Nashville Owner 1, L.P., A Delaware Limited Partnership	**New Owner**	
(NAME)	(NAME)	
9200 East Hampton Drive		**176-01-0A-085.00-CO**
(ADDRESS)	(ADDRESS)	
Capitol Heights, MD 20743		
(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, **MASON & LEWIS PARTNERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TBR SFR NASHVILLE OWNER 1, L.P., A DELAWARE LIMITED PARTNERSHIP,** 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. 85 on the Plan of Final Plat, The Estates of Hickory Woods of record in Plat at Instrument No. 20010412-0036163, 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 Timothy M. Simpson, a single person by Special Warranty deed from Deutsche Bank National Trust Company, as Trustee of the Residential Asset Securitization Trust 2005-A15, Mortgage Pass-Through Certificates, Series 2005-O under the Pooling and Servicing Agreement dated December 1, 2005 organized and existing under the laws of the United States of America of record in Instrument No. 20101005-0079561 Register's Office for Davidson County, Tennessee, dated August 27, 2010 and recorded on October 05, 2010 and Certificate of Acknowledgement and Acceptance of Deed recorded on March 07, 2013 in Instrument No. 20130307-0022892.

Being the same property conveyed to Mason & Lewis Partners LLC by Warranty deed from Timothy M. Simpson, a single man of record in Instrument No. 20220202-0012592 Register's Office for Davidson County, Tennessee, dated January 26, 2022 and recorded on February 02, 2022.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record as Instrument Number 20010412-0036163, 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 20010814-0087812, Register's Office for Davidson County, Tennessee
- By-Laws of record in Book 7932, Page 648, as amended and restated of record in Book 9678, page 213, in the Register's Office for Davidson County, Tennessee.
- Charter of The Estates of Hickory Woods HOA of record in Instrument Number 20010809-0085970, in the Register's Office for Davidson County, Tennessee.
- TVA Easement of record in Book 437, Page 39, in the Register's Office for Davidson County, Tennessee.
- Easement for Right of Way granted to Nashville Gas Co. of record in Book 5909, Page 915, in the Register's Office for Davidson County, Tennessee.
- Deeds of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services for water and sewer mains of record in Book 8169, page 564; Book 8169, page 571; Book 8169, page 579; and Book 8169, page 588, Register's Office of Davidson County, Tennessee.
- Storm Water Detention Agreement of record at Instrument No. 20010208-0012477, Register's Office of Davidson County, Tennessee.

- QuitClaim Deed conveying common areas to The Estates of Hickory **Hills Homeowners** Association, Inc., a Tennessee corporation, of record at Instrument No. 20010814-0087811, Register's Office of Davidson County, Tennessee; as re-recorded at Instrument No. 20011023-0115250, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5137 Singing Hills Dr, Antioch, Tennessee 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 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 28 DAY OF MARCH, 2022.

Mason & Lewis Partners LLC

BY: _____
Carlson Grant Mason
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARLSON GRANT MASON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of MASON & LEWIS PARTNERS LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of March, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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

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 March 28, 2022 (date of document).

Affiant Signature

March 28, 2022

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 28th day of March, 2022.

Stephanie Tremmel

Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

