Karen Johnson Davidson County
Batch# 900710 DEEDWARR
08/09/2022 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,372.70
20220809-0090411

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $371,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th ,DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES:

SONJA DANIEL
Notary Public, State of Texas
Comm. Expires 12-18-2022
Notary ID 129593028

W-WR-22-7509

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)
SFR Investments V Borrower 1, LLC	**NEW OWNER**	
(NAME)	(NAME)	
PO BOX 4090		**151-10-0A-041.00-CO**
(ADDRESS)	(ADDRESS)	
SCOTTSDALE, AZ 85261		
(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, **GEORGE A. HALE AND SUPAK B. HALE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SFR INVESTMENTS V BORROWER 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** 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. 60 on the Plan of Final Plat of Villages of Long Hunter P.U.D. Phase I of record in Plat at Instrument No. 20010123-0006894, 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 George A. Hale and Supak B. Hale, husband and wife by Warranty Deed from Charlotte Lawrence, unmarried of record in Instrument No. 20180216-0015296 Register's Office for Davidson County, Tennessee, dated February 16, 2018 and recorded on February 16, 2018.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Instrument No. 20010123-0006894, Register's Office for Davidson County, Tennessee.
- All matters shown on the PUD Boundary Plat of record in Instrument No. 20000207-0012630, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20010531-0056382, as amended in Instrument No. 20031111-0164945, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument No. 20041022-0127537, Register's Office for Davidson County, Tennessee.
- Charter for Villages of Long Hunter HOA of record in Instrument No. 20010531-0056381, Register's Office for Davidson County, Tennessee.
- Engineer's Certification of Correction of record in Instrument Number 20020319-0034180, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Common Area of record in Instrument No. 20010531-0056383, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20001030-0107415, Register's Office for Davidson County, Tennessee.

and ways with said Land. Rights of ingress and egress to and from grave lots, tracts or spaces with said land, however created.
• TVA Line Easement(s) of record in Book 2338, Page 466, Book 4446, Page 423 , and Book 4535, Page 351, Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8358, Page 91, Book 8358, Page 94 and Book 8197, Page 288, Register's Office for Davidson County, Tennessee.
• Easement in favor of Tennessee Telephone Company of record in Book 9661, Page 919, Register's Office for Davidson County, Tennessee.
• Storm Water Detention Agreement of record in Instrument No. 20020718-0086411, Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7509 W Winchester Drive, 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 20th DAY OF MAY, 2022.

George A. Hale

George A. Hale

Supak B. Hale

Supak B. Hale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE A. HALE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of May, 2022.

Notary Public
My Commission Expires: 1-11-26
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUPAK B. HALE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of May, 2022.

Notary Public
My Commission Expires: 1-11-26
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Title Agent , 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 5/2/20202 (date of document).

Affiant Signature

5/2/2022
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 2 day of MAY 2022

Monica L. McCloud
Notary's Signature

MY COMMISSION EXPIRES: 5-29-24

NOTARY'S SEAL

