Karen Johnson Davidson County
Batch# 924821 DEEDWARRSP
10/03/2022 03:36:30 PM 7 pgs
Fees: $38.00 Taxes: $1,122.95
20221003-0109083

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Prepared by, and after recording, return to:
BCHH, Inc.
181 Montour Run Road
Coraopolis, PA 15108
Attention: Ashley Resko, Esq.
412-453-7430, aresko@bchhinc.com

New Owner Name and Mailing Address:
VM Master Issuer, LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 29th day of September, 2022, is made and entered into by and between **ARVM 5, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantor*"), and **VM Master Issuer, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantee*").

GRANTOR, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, unto Grantee, the following real property lying and being in the County of Davidson, in the State of Tennessee, to-wit:

SEE EXHIBIT "A"

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

EXECUTED by the undersigned this 19th day of September, 2022.

GRANTOR:

ARVM 5, LLC

By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Name: Jay Eckert
Title: Authorized Signer

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me this 19th day of September, 2022, by Jay Eckert, as Authorized Signer of Main Street Renewal LLC, the Authorized Signor of ARVM 5, LLC, who ☒ is personally known to me, or ☐ has produced _____, as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

SEAL:

NOTARY PUBLIC STATE OF TEXAS
ANGELITA L ESQUIVEL
Notary ID #130069174
My Commission Expires
February 4, 2023

_____
Notary Public

Commission Expires: 02/04/23

OATH OF VALUE

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$303,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT:

VM Master Issuer, LLC

By: _____
Name: Lloyd E. Jones jr.
Title: Agent

COMMONWEALTH OF PENNSYLVANIA §
COUNTY OF ALLEGHENY §

The foregoing instrument was acknowledged before me this 26th day of September, 2022, by Lloyd E Jones Jr., as Agent of VM Master Issuer, LLC, who is personally known to me, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

SEAL:

_____
Notary Public

Commission Expires: 01/25/2025

Commonwealth of Pennsylvania - Notary Seal
Emily J McClellan, Notary Public
Allegheny County
My commission expires January 25, 2025
Commission number 1383559

Exhibit "A"
Legal Description(s)

TRACT 1:

BEING Lot No. 322 on the Plan of Phase 3, Piccadilly Square, of record in Book 6250, Pages 892, 893 and 894, Register's Office which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Grantor by deed recorded 08/05/2022 at Instrument 20220805-0089332 in said Registry.

COMMONLY KNOWN AS: 305 Hampstead N, Antioch, TN 37013
PARCEL ID: 149 010 0B 015.00
TITLE FILE NO: ARMI22-81TN0001

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (305 HAMPSTEAD N, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6250, Page(s) 892 through 894, inclusive.

(2) Declaration of Covenants, Conditions and Restrictions recorded in Book 6236, Page 683; Book 6295, Page 506; Book 6295, Page 520; Book 6295, Page 534; Book 6295, Page 548; Book 6295, Page 556; Book 6295, Page 564; Book 6295, Page 572; Book 6295, Page 580; Book 6295, Page 588; Book 6295, Page 596; Book 6295, Page 602; Book 6300, Page 409; Book 6306, Page 833; Book 6300, Page 423; Book 6300, Page 431; Book 6300, Page 439; Book 6496, Page 100; Book 6496, Page 107; Book 6496, Page 114; Book 6518, Page 184; Book 6518, Page 190; Book 6830, Page 739 and Book 7288, Page 963 and Book 7778, Page 366.

(3) Easement(s) as recorded in Book 6186, Page 238; Book 6251, Page 616; Book 6271, Page 187; Book 6331, Page 481; Book 6298, Page 491; Book 7748, Page 432 and Book 7748, Page 478.

(4) Ageement(s) as recorded at Book 6782, Page 518.

Tennessee Certification of Electronic Document

I, LLOYD E JONES JR, 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 09/29/2022 (date of document).

Affiant Signature

09/29/2022
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 29 day of SEPTEMBER, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 04/02/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Allegheny County
My Commission Expires April 2, 2025
Commission Number 1391157