Box 36

WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $503,900.00.

Affiant

Subscribed and sworn to me on September 30, 2022.

NOTARY PUBLIC

Karen Johnson Davidson County
Batch# 925161 DEEDWARR
10/04/2022 03:10:36 PM 3 pgs
Fees: $18.00 Taxes: $1,864.43

20221004-0109568

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #35543

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
SFR JV-HD Property LLC, a Delaware limited liability company 15711 Red Hill Ave., Suite 100 Tustin CA 92780	SAME ADDRESS AS NEW OWNER	188-10-0A-319.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Regent Homes, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **SFR JV-HD Property LLC, a Delaware limited liability company**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 319 on the Plan of Phase 7, Section 2, Carothers Crossing of record in Plat at Instrument No. 20211029-0145243, 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 a portion of the same property conveyed to McGowan Family Limited Partnership, a Tennessee limited partnership by Special Warranty Deed from WM SUB CC PDL, LLC, a Tennessee limited liability company of record in Instrument No. 20171002-0100692, Register's Office for Davidson County, Tennessee, dated September 21, 2017 and recorded on October 02, 2017.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company by Quitclaim Deed from McGowan Family Limited Partnership, a Tennessee partnership of record in Instrument No. 20201124-0137705, Register's Office for Davidson County, Tennessee, dated November 10, 2022 and recorded on November 24, 2022.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 Davidson County Taxes and City of Nolensville Taxes which have been prorated by the parties and are assumed by the Grantee(s).
2. All matters shown on the Plan of record as Instrument Number 20211029-01452413, Register's Office of Davidson County, Tennessee.
3. Master Deed Restrictions for Carothers Crossing of record as Instrument Number 20070627-0076581, as amended by Instrument Number 20080515-0049893 and Instrument Number 2018012-0008094, Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration Covenants, Conditions and Restrictions for Carothers Crossing of record in Instrument Number 20070627-0076582 as amended by Instrument Number 20080515-0049892 and Instrument Number 20171002-0100689 and Scrivener's Affidavit recorded in Instrument No. 20171220-0129697, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
5. Agreement for Dedication of Easement for Stormwater Pipe Conveyances and Appurtenances of record in Instrument Number 20170321-0027273, in the Register's Office for Davidson County, Tennessee.
6. Assignment and Assumption of Declarant Rights of record in Instrument Number 20171002-0100690, in the Register's Office for Davidson County, Tennessee.
7. Easement and Memorandum Agreement of record in Instrument Number 20070123-0009057, in the Register's Office for Davidson County, Tennessee.
8. Right of Way Deed granted to Davidson County, Tennessee of record in Book 2748, Page 587, in the Register's Office for Davidson County, Tennessee.
9. Right of Way Easement granted to Colonial Pipeline of record in Book 3578, Page 491, in the Register's Office for Davidson County, Tennessee.
10. Right of Way Easement granted to Colonial Pipeline of record in Book 4588, Page 484, in the Register's Office for Davidson County, Tennessee.
11. Agreement for Dedication of Easement for Stormwater Pipe Conveyances and Appurtenances of record in Instrument Number 20170302-0020826, in the Register's Office for Davidson County, Tennessee.
12. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20190508-00043213, in the Register's Office for Davidson County, Tennessee.
13. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 202001013-0118762, in the Register's Office for Davidson County, Tennessee.
14. Stormwater Detention Agreement of record in Instrument Number 20070702-0078659, in the Register's Office for Davidson County, Tennessee.
15. Charter for Caruthers Crossing Neighborhood Association of record in Instrument Number 20070307-0027908, in the Register's Office for Davidson County, Tennessee.
16. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
17. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1020 Stoneleigh Lane, Nolensville, TN 37135.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple,

has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 my hand on September 30, 2022.

REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY:

By:_____
Richard W. Sebastian, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Richard W. Sebastian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Authorized Representative of Regent Homes, LLC, the within named bargainor, and that he as such Authorized Representative executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Representative.

Witness my hand, at office, on September 30, 2022.

_____
NOTARY PUBLIC

My Commission Expires: _____

