Prepared By ~~and Return to~~:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 371

Karen Johnson Davidson County
Batch# 943154 DEEDWARR
11/21/2022 09:15:23 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20221121-0122969

File Number: 2211092

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of November, 2022.

Notary Public
My Commission Expires:

AUG 17 2025

Record & Return to:
CHRISTOPHER J. THORNTON, P.C.
1061 CRESTHAVEN ROAD
MEMPHIS, TN 38119

KRISTINE L. TIONGCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
IIF SFR LP, a Delaware limited partnership	NEW OWNER	136-15-0B-075.00-CO
58 S River Dr, Ste 150		
Tempe, AZ 85288		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Linda B. Bradford, unmarried**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **IIF SFR LP, a Delaware limited partnership**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Unit No. 67 on the Plan of A Horizontal Property Regime (Private Element) Phase 2, Smith Springs Townhomes of record in Instrument No. 20010629-0068937, Register's Office for Davidson County, Tennessee, to-which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Linda B. Bradford, unmarried by Warranty deed from NVR, Inc., T/A Ryan Homes, a Virginia Corporation of record in Instrument No. 20020711-0083743 Register's Office for Davidson County, Tennessee, dated July 08, 2002 and recorded on July 11, 2002.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3401 Anderson Road, Unit 67, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this ~~16th~~ 17th day of November, 2022.

Linda B. Bradford by Cheryl Laine Lively, Atty

Linda B. Bradford by Cheryl Laine Lively, her attorney in fact

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Cheryl Laine Lively, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Linda B. Bradford and that she is authorized by Linda B. Bradford to execute this instrument on her behalf.

Witness my hand and official seal at Murfreesboro, TN, this ~~16th~~ 17th day of November, 2022.

Danielle Marie Crane

Notary Public at Large
My Commission Expires: 2/22/25

DANIELLE MARIE CRANE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD