

mc 10/29/19 10:41:26
DK W BK 903 PG 317
DESOTO COUNTY, MS
MISTY HEFFNER, CH CLK

Grantor's Address:

Magnify Capital Real Estate Fund, LP
7000 Bee Cave Road, Suite 300
Austin, TX 78746
Telephone: (512) 995-7404

Grantee's Address:

Magnify Real Estate Borrower SPV I, LLC
7000 Bee Cave Road, Suite 300
Austin, TX 78746
Telephone: (512) 995-7404

Indexing Instructions: See Exhibit "A" for complete list.

Prepared by:

Kelly H. Stringer (MS Bar No. 103293)
MAXEY WANN PLLC
401 E. Capitol Street, Suite 200
Jackson, MS 39201
Telephone: (601) 355-8855

Return to:

OS National LLC
3097 Satellite Blvd., Bldg. 700, Ste. 400
Duluth, Georgia 30096
Attn: Institutional Transactions Dept.
Telephone: (678) 205 - 5651

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the undersigned, **MAGNIFY CAPITAL REAL ESTATE FUND, LP**, a Delaware limited partnership ("GRANTOR"), does hereby sell, convey and warrant specially unto **MAGNIFY REAL ESTATE BORROWER SPV I, LLC**, a Delaware limited liability company ("GRANTEE"), the following property, including all structures and improvements thereon, located in Desoto County, Mississippi, to wit:

OS Nat'l fedex (pd)

17

SEE EXHIBIT "A" ATTACHED HERETO

This conveyance is made subject to, and there is excepted from the warranty hereof, the following:

1. Any and all prior reservations or conveyances of oil, gas and other minerals in, on or under the subject property;
2. Any and all easements, rights-of-way, restrictive covenants or building restrictions of record pertaining to the subject property; and
3. Ad valorem taxes for the current year.

[EXECUTION ON FOLLOWING PAGE.]

IN WITNESS WHEREOF, this instrument has been executed to be effective as of the
16TH day of OCTOBER, 2019.

MAGNIFY CAPITAL REAL ESTATE FUND, LP,
a Delaware limited partnership

By: Magnify Capital GP, LLC,
a Delaware limited liability company,
its General Partner

By: Magnify Capital LLC,
a Delaware limited liability company,
its sole member

By: [Signature]
Name: MICHAEL STEWART
Title: EXP + CIO

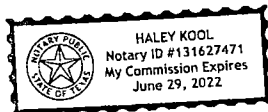
STATE OF TEXAS
COUNTY OF TRAVIS

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said
County and State, on this 16TH day of OCTOBER, 2019, within my jurisdiction, the
within named MICHAEL STEWART who acknowledged to me that he/she is the
EXP + CIO of Magnify Capital, LLC, a Delaware limited liability company,
sole member of Magnify Capital GP, LLC, a Delaware limited liability company, General Partner
of Magnify Capital Real Estate Fund, LP, a Delaware limited partnership, and as the act and deed
of said limited partnership, he executed the above and foregoing instrument, after having been
duly authorized by said limited partnership to do so.

[Signature]
NOTARY PUBLIC

My Commission Expires:

6/29/2022
(Affix Seal)



MS - PROPERTY OWNER 7, LLC - DEED

EXHIBIT "A"

PROPERTY SCHEDULE

Count	File Number	Address	City	State	Zip	County
1	11328244	1658 COLONIAL HILLS	SOUTHAVEN	MS	38671	DESOTO
2	11687417	1664 BROOKHAVEN	SOUTHAVEN	MS	38671	DESOTO
3	11328325	3000 MAYFAIR	HORN LAKE	MS	38637-2221	DESOTO
4	11972469	3145 FOREST GLEN	HORN LAKE	MS	38637	DESOTO
5	11328342	3245 BRIARWOOD	HORN LAKE	MS	38637-1605	DESOTO
6	12101350	3403 LAURELWOOD	HORN LAKE	MS	38637	DESOTO
7	11328352	3515 CARROLL	HORN LAKE	MS	38637	DESOTO
8	11328356	3748 CONDUCTORS	HORN LAKE	MS	38637-1352	DESOTO
9	11328359	3753 IRON HORSE	HORN LAKE	MS	38637	DESOTO
10	11328365	4238 HIGHGATE DR	HORN LAKE	MS	38637	DESOTO
11	11792422	5109 GRAY DR	HORN LAKE	MS	38637-9642	DESOTO
12	11328399	5580 APRIL	SOUTHAVEN	MS	38671-6902	DESOTO
13	11328402	5672 KAITLYN	WALLS	MS	38680	DESOTO
14	11692185	5746 NATCHEZ DR	HORN LAKE	MS	38637	DESOTO
15	11425927	6139 MORGAN MANOR	OLIVE BRANCH	MS	38654	DESOTO
16	11426310	6309 ACREE	OLIVE BRANCH	MS	38654-6612	DESOTO
17	11972533	6326 OAK RUN	OLIVE BRANCH	MS	38654	DESOTO
18	11328420	6445 HEATHER	HORN LAKE	MS	38637-2121	DESOTO
19	11328430	7031 HAMPTON	HORN LAKE	MS	38637	DESOTO
20	11328432	7061 FOXHALL	HORN LAKE	MS	38637	DESOTO
21	11328438	7295 JENNIFER	HORN LAKE	MS	38637	DESOTO
22	11328441	7365 PERRIN	HORN LAKE	MS	38637	DESOTO
23	11328450	7972 RASCO	SOUTHAVEN	MS	38672-8401	DESOTO
24	11328455	8672 YORKTOWN	SOUTHAVEN	MS	38671-3005	DESOTO

LEGAL DESCRIPTIONS

EXHIBIT A-1

STREET ADDRESS: 1658 COLONIAL HILLS, SOUTHAVEN, MS 38671

COUNTY: DESOTO

CLIENT CODE: 11328244

TAX PARCEL ID/APN: 108623150 0200700

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DESOTO, STATE OF MISSISSIPPI, AND IS DESCRIBED AS FOLLOWS: LOT 2007, SECTION 1, SOUTHAVEN WEST SUBDIVISION, LOCATED IN SECTION 23, TOWNSHIP 1 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 42, IN THE CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI.

EXHIBIT A-2

STREET ADDRESS: 1664 BROOKHAVEN, SOUTHAVEN, MS 38671

COUNTY: DESOTO

CLIENT CODE: 11687417

TAX PARCEL ID/APN: 108623120 0105700

LOT 1057, SECTION A, SOUTHAVEN WEST SUBDIVISION, IN SECTION 23, TOWNSHIP 1 SOUTH, RANGE 8 WEST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 43, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

EXHIBIT A-3

STREET ADDRESS: 3000 MAYFAIR, HORN LAKE, MS 38637-2221

COUNTY: DESOTO

CLIENT CODE: 11328325

TAX PARCEL ID/APN: 108834020 0079200

LOT 792, SECTION B, DESOTO VILLAGE SUBDIVISION, SITUATED IN SECTION 33 & 34, TOWNSHIP 1 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 12, IN THE CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI.

EXHIBIT A-4

STREET ADDRESS: 3145 FOREST GLEN, HORN LAKE, MS 38637

COUNTY: DESOTO

CLIENT CODE: 11972469

TAX PARCEL ID/APN: 1088330100067600

LOT 676, SECTION B, IN SOUTH HALF OF DESOTO VILLAGE SUBDIVISION, IN SECTION 33, TOWNSHIP 1 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGES 16-21, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

EXHIBIT A-5

STREET ADDRESS: 3245 BRIARWOOD, HORN LAKE, MS 38637-1605

COUNTY: DESOTO

CLIENT CODE: 11328342

TAX PARCEL ID/APN: 1088330200102100

LOT 1021, SECTION C, NORTH HALF, DESOTO VILLAGE SUBDIVISION, LOCATED IN SECTION 33, TOWNSHIP 1 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AS RECORDED IN PLAT BOOK 10, PAGE 2, IN THE CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI.

EXHIBIT A-6

STREET ADDRESS: 3403 LAURELWOOD, HORN LAKE, MS 38637

COUNTY: DESOTO

CLIENT CODE: 12101350

TAX PARCEL ID/APN: 108833090 0000200

LOT 2, LAURELWOOD SUBDIVISION, LOCATED IN SECTION 33, TOWNSHIP 1 SOUTH, RANGE 8 WEST, AS SHOWN ON PLAT OF SAID SUBDIVISION OF RECORD IN PLAT BOOK 33, PAGES 38-39, IN THE OFFICE OF THE CHANCERY CLERK'S OFFICE, DESOTO COUNTY, MISSISSIPPI, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID LOT.

EXHIBIT A-7

STREET ADDRESS: 3515 CARROLL, HORN LAKE, MS 38637

COUNTY: DESOTO

CLIENT CODE: 11328352

TAX PARCEL ID/APN: 108833020 0154300

LOT 1543, SECTION C SOUTH, DESOTO VILLAGE SUBDIVISION, SITUATED IN SECTION 33, TOWNSHIP 1 SOUTH, RANGE 8 WEST, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 10, PAGE 3 IN THE CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI.

EXHIBIT A-8

STREET ADDRESS: 3748 CONDUCTORS, HORN LAKE, MS 38637-1352

COUNTY: DESOTO

CLIENT CODE: 11328356

TAX PARCEL ID/APN: 108828280 0003900

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DESOTO, STATE OF MISSISSIPPI, AND IS DESCRIBED AS FOLLOWS: LOT 39, SECTION C, DIVISION OF LOT 10, BAILEY STATION PUD, SITUATED IN SECTION 28, TOWNSHIP 1 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 77, PAGE 36, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI. ** TOWNHOMES*

EXHIBIT A-9

STREET ADDRESS: 3753 IRON HORSE, HORN LAKE, MS 38637

COUNTY: DESOTO

CLIENT CODE: 11328359

TAX PARCEL ID/APN: 108828280 0005500

LOT 55, SECTION C, DIVISION OF LOT 10, BAILEY STATION PUD, SITUATED IN SECTION 28, TOWNSHIP 1 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 77, PAGES 36-37, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI. *1 TownHomes*

EXHIBIT A-10

STREET ADDRESS: 4238 HIGHGATE DR, HORN LAKE, MS 38637

COUNTY: DESOTO

CLIENT CODE: 11328365

TAX PARCEL ID/APN: 108828090 0010800

LOT 108, SECTION C, KINGSTON WEST SUBDIVISION, SITUATED IN SECTION 28, TOWNSHIP 1 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 45, PAGE 15, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

EXHIBIT A-11

STREET ADDRESS: 5109 GRAY DR, HORN LAKE, MS 38637-9642

COUNTY: DESOTO

CLIENT CODE: 11792422

TAX PARCEL ID/APN: 208306040 0058000

LOT 580, SECTION D, TWIN LAKES SUBDIVISION, LOCATED IN SECTION 6, TOWNSHIP 2 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MS, AS SET FORTH IN PLAT BOOK 10, PAGE 32, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MS.

EXHIBIT A-12

STREET ADDRESS: 5580 APRIL, SOUTHAVEN, MS 38671-6902

COUNTY: DESOTO

CLIENT CODE: 11328399

TAX PARCEL ID/APN: 208101050 0024100

LOT 241, SECTION "D", ROSS POINTE SUBDIVISION, SITUATED IN SECTION 1, TOWNSHIP 2 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 58, AT PAGE 46, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

EXHIBIT A-13

STREET ADDRESS: 5672 KAITLYN, WALLS, MS 38680

COUNTY: DESOTO

CLIENT CODE: 11328402

TAX PARCEL ID/APN: 209204010 0001100

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DESOTO, STATE OF MISSISSIPPI, AND IS DESCRIBED AS FOLLOWS: LOT 11, SECTION A, KAITLYN RIDGE SUBDIVISION, SITUATED IN SECTION 4, TOWNSHIP 2 SOUTH, RANGE 9 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 69, PAGE 27, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

EXHIBIT A-14

STREET ADDRESS: 5746 NATCHEZ DR, HORN LAKE, MS 38637

COUNTY: DESOTO

CLIENT CODE: 11692185

TAX PARCEL ID/APN: 208306030 0021900

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DESOTO, STATE OF MISSISSIPPI, AND IS DESCRIBED AS FOLLOWS: LOT 219, SECTION C, TWIN LAKES SUBDIVISION, IN SECTION 6, TOWNSHIP 2 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGES 41-43, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

EXHIBIT A-15

STREET ADDRESS: 6139 MORGAN MANOR, OLIVE BRANCH, MS 38654

COUNTY: DESOTO

CLIENT CODE: 11425927

TAX PARCEL ID/APN: 106834874 0001200

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DESOTO, STATE OF MISSISSIPPI, AND IS DESCRIBED AS FOLLOWS: LOT 12, MORGAN MANOR SUBDIVISION, SITUATED IN SECTION 34, TOWNSHIP 1 SOUTH, RANGE 6 WEST, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 3 IN THE CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI.

EXHIBIT A-16

STREET ADDRESS: 6309 ACREE, OLIVE BRANCH, MS 38654-6612

COUNTY: DESOTO

CLIENT CODE: 11426310

TAX PARCEL ID/APN: 106930090 0014900

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DESOTO, STATE OF MISSISSIPPI, AND IS DESCRIBED AS FOLLOWS: LOT 149, SECTION B, IVY TRAILS SUBDIVISION, SITUATED IN SECTION 30, TOWNSHIP 1 SOUTH, RANGE 6 WEST, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 77, PAGE 2, IN THE CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI.

EXHIBIT A-17

STREET ADDRESS: 6326 OAK RUN, OLIVE BRANCH, MS 38654

COUNTY: DESOTO

CLIENT CODE: 11972533

TAX PARCEL ID/APN: 1067353000012400

LOT 124, SECTION B, MAGNOLIA LAKES SUBDIVISION, IN SECTION 35, TOWNSHIP 1 SOUTH, RANGE 6 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 63, PAGES 18-19, CHANCERY CLERK'S OFFICE, DESOTO COUNTY, MISSISSIPPI.

EXHIBIT A-18

STREET ADDRESS: 6445 HEATHER, HORN LAKE, MS 38637-2121

COUNTY: DESOTO

CLIENT CODE: 11328420

TAX PARCEL ID/APN: 108833020 0127900

LOT 1279, SECTION C, SOUTH, DESOTO VILLAGE SUBDIVISION, LOCATED IN SECTION 33, TOWNSHIP 1 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AS RECORDED IN PLAT BOOK 10, PAGE 3-8, IN THE CHANCERY CLERK' S OFFICE OF DESOTO COUNTY, MISSISSIPPI.

EXHIBIT A-19

STREET ADDRESS: 7031 HAMPTON, HORN LAKE, MS 38637

COUNTY: DESOTO

CLIENT CODE: 11328430

TAX PARCEL ID/APN: 108828070 0005600

LOT 56, SECTION B, WELLINGTON SQUARE SUBDIVISION, SITUATED IN SECTION 28, TOWNSHIP 1 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 43, PAGE 12, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

EXHIBIT A-20

STREET ADDRESS: 7061 FOXHALL, HORN LAKE, MS 38637

COUNTY: DESOTO

CLIENT CODE: 11328432

TAX PARCEL ID/APN: 108828120 0018900

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DESOTO, STATE OF MISSISSIPPI, AND IS DESCRIBED AS FOLLOWS: LOT 189, SECTION E, WELLINGTON SQUARE SUBDIVISION, SITUATED IN SECTIONS 27 & 28, TOWNSHIP 1 SOUTH, RANGE 8 WEST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 49, PAGE 7 AND REVISED IN PLAT BOOK 51, PAGE 39, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

EXHIBIT A-21

STREET ADDRESS: 7295 JENNIFER, HORN LAKE, MS 38637

COUNTY: DESOTO

CLIENT CODE: 11328438

TAX PARCEL ID/APN: 108828210 0031300

LOT 313, SECTION F, KINGSTON ESTATES SUBDIVISION, LOCATED IN SECTION 28, TOWNSHIP 1 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AS RECORDED IN PLAT BOOK 70, PAGE 2, IN THE CHANCERY CLERKS OFFICE OF DESOTO COUNTY, MISSISSIPPI

EXHIBIT A-22

STREET ADDRESS: 7365 PERRIN, HORN LAKE, MS 38637

COUNTY: DESOTO

CLIENT CODE: 11328441

TAX PARCEL ID/APN: 108828230 0003000

LOT 30, KINGSTON ESTATES TOWNHOME^S SUBDIVISION, SITUATED IN SECTION 28, TOWNSHIP 1 SOUTH, RANGE 8 WEST, DESOTO COUNTY MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK PLAT BOOK 73, PAGE 2, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

EXHIBIT A-23

STREET ADDRESS: 7972 RASCO, SOUTHAVEN, MS 38672-8401

COUNTY: DESOTO

CLIENT CODE: 11328450

TAX PARCEL ID/APN: 107828140 0003300

LOT 33, SECTION B, OAK VALLEY AT SHELburnE ESTATES SUBDIVISION, SECTION 28, TOWNSHIP 1 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 81, PAGE 22 AND 23, IN THE CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

EXHIBIT A-24

STREET ADDRESS: 8672 YORKTOWN, SOUTHAVEN, MS 38671-3005

COUNTY: DESOTO

CLIENT CODE: 11328455

TAX PARCEL ID/APN: 108623090 0050100

LOT 501, SECTION "B", SOUTHAVEN SUBDIVISION, SITUATED IN SECTION 23, TOWNSHIP 1 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, AT PAGES 14-16, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.
