Prepared by:
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BILL GARRETT, Davidson County
Trans:T20130058446 DEEDWARR
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Fees:13.00 Taxes:296.00
20130709-0071016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Patricia M. Burrum,** unmarried, hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **SFRA III, LLC, a Delaware limited liability company,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Shelby County, State of Tennessee, and described as follows:

> Lot 189, Section Three, Towne Village of the Country, of record in Plat Book 5200, Pages 268-269 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This real property being all or part of the property conveyed to Grantor by deed of record at Book 11051, Page 62 in the Register's Office of Davidson County, Tennessee.

This property is being conveyed subject to Subdivision Restrictions, building lines and easements of record in Plat Book 5200, Pages 268-269, in the Register's Office of Shelby County, Tennessee.

This property is unencumbered except for Building lines, subdivision restrictions and easements of record in the Register's Office of Davidson County, Tennessee; and 2013 Davidson County, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand in Davidson Co, Tennessee on this 2 day of July, 2013.

GRANTOR:

Patricia M. Burrum

STATE OF TENNESSEE
COUNTY OF Wilson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Patricia M. Burrum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that she executed the within instrument of her own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in Lebanon, TN County, Wilson this 2 day of July, 2013.

DELMA RUIZ MCPEAK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My Commission Expires:

2-10-14

New Owner Name and Address to: SFRA III, LLC 5001 Plaza On the Lake #250 Austin, TX 78746 Property Address: 3436 New Towne Road Antioch, TN 37013 Mail tax bills to: SFRA III, LLC 5001 Plaza On the Lake #250 Austin, TX 78746 Parcel I.D. Number: 15011015500 Return to: The McNamee Firm, PC 8555 Cordes Circle Germantown, TN 38139 (901) 758-1051	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $~~80,000.00~~ 80,000.00 AFFIANT Subscribed and sworn to before me this 5 day of July, 2013. NOTARY PUBLIC Commission expires: SETH M. McNAMEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMMISSION EXPIRES: JANUARY 28, 2015