WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130062693 DEEDWARR
Recvd: 07/23/13 13:24 2 pgs
Fees:13.00 Taxes:399.60
20130723-0076149

SUMNER CO. TENNESSEE NOTARY PUBLIC STATE OF DEBORAH L. BAXTER

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Terry E Keup
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2013.

Deborah L. Baxter
Notary Public

MY COMMISSION EXPIRES: 6/22/15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SFRA III, LLC (a Delaware company)	SFRA III, LLC (a Delaware company)	07601011100
(NAME) 5001 Plaza on the Lake Ste. 250	(NAME) 5001 Plaza on the Lake Ste. 250	
(ADDRESS) Austin, TX 78746	(ADDRESS) Austin, TX 78746	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20131136

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Terry E. Keup**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **SFRA III, LLC (a Delaware company)**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 106A on the plan of Zone Lot Division, Lots 92, 98, 99, 106 and 107, Tulip Grove Woods, Phase I, a plat of which is of record in Book 6200, page 69, and as amended in Book 6250, page 324, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Terry E. Keup by Warranty Deed from Linda L. Denyes, unmarried, dated February 19, 2008 and filed of record in Instrument 20080227-0019408, as corrected in Instrument 20130709-0070727, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 6250, page 324, Register's Office for said County, and to all matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 507 Debbie Dr., Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am lawfully seized 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 18th day of July, 2013.

Terry E. Keup

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Terry E. Keup, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Terry E. Keup executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of July, 2013.

Commission expires: 6/22/2015

Notary Public

DEBORAH L. BAXTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.