Return to:
The McNamee Firm, PC
8555 Cordes Circle
Germantown, TN 38139

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130063556 DEEDWARR
Recvd: 07/25/13 13:30 2 pgs
Fees:13.00 Taxes:358.90
20130725-0077146

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JANET S. HINRICHS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. MARCH 1, 2014

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SFRA III, LLC 5001 Plaza On The Lake #250 Austin, TX 78746	SFRA III, LLC 5001 Plaza On The Lake #250 Austin, TX 78746	Map 149-2-A Parcel 11 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MONTE H. MOHR, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SFRA III, LLC,*** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

* A DELAWARE LIMITED LIABILITY COMPANY

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Piccadilly Square, Phase I of record in Book 5200 pages 720 – 722, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof..

Being the same property conveyed to Monte H. Mohr by Quitclaim Deed from Robin Elizabeth Mohr and Monte Hugh Mohr, Co-Trustees of The Robin Elizabeth Mohr and Monte Hugh Mohr Revocable Trust Dated January 6, 2009 of record in Instrument No. 20120709-0060109, said Register's Office.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 5200, pages 720-722, said Register's Office; and (c) restrictive covenants of record in Book 6236, page 683, Book 6355, page 322, Book 6496, page 100, Book 6496, page 114, Book 6496, page 107, Book 6518, page 184, Book 6518, page 190, Book 8083, page 386, Book 6830, page 739, Book 6295, page 506, Book 6295, page 520, Book 6236, page 703 and Book 6236, page 708, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 701 Bayswater Circle, Antioch, Tennessee 37013

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, 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 this 19 day of July, 2013.

Monte H. Mohr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Monte H. Mohr, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19 day of July, 2013.

Commission expires:

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017