BILL GARRETT, Davidson County
Trans:T20140041768 DEEDWARR
Recvd: 06/13/14 08:27 2 pgs
Fees:13.00 Taxes:444.00
20140613-0051592

Prepared by and return to:
Seth McNamee, Esq.
The McNamee Firm, PC
8555 Cordes Circle
Germantown, TN 38139

WARRANTY DEED

Effective as of June 9, 2014, 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, **Craig Mankey and wife, Alison Mankey,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **BTRA V, LLC,** 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 Davidson County, State of Tennessee, and described as follows:

> Being Lot No. 7, on the Plan of Dreamland Estates, Section 4, as shown on plat of record in Plat Book 6900, Page 188, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Alison Mankey, wife of Craig Mankey, joins in this conveyance to transfer all rights, title and interest she may have in said property to said Grantee but does not join in the warranties contained herein.

This real property being all or part of the property conveyed to Grantor by deed of record in Instrument No. 20050713-0081122 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 6900, Page 188, in the Register's Office of Davidson 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 2014 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 on this 7th day of June, 2014.

GRANTOR:

Craig Mankey

Alison Mankey

STATE OF Tennessee

COUNTY OF Davidson

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

WITNESS my hand and seal, this 7th day of June, 2014.

Notary Public

JUSTIN BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

March 03, 2015

New Owner Name and Address to: BTRA V, LLC 5001 Plaza On the Lake #200 Austin, TX 78746 Property Address: 1204 Cedarhill Antioch, TN 37013 Mail tax bills to: BTRA V, LLC 5001 Plaza On the Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 16213024000 Return to: Summit Title & Escrow, LLC 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 $120,000.00. AFFIANT Subscribed and sworn to before me this 11 day of June, 2014. NOTARY PUBLIC Commission expires: 2/19/18 JANET S. HINRICHS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY