BILL GARRETT, Davidson County
Trans:T20140042380 DEEDWARR
Recvd: 06/16/14 12:35 2 pgs
Fees:13.00 Taxes:425.50
20140616-0052252

Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
8583 Cordes Circle
Germantown, TN 38139
901-758-1051

WARRANTY DEED

Effective as of June 12, 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, **Juan Ricardo Rocha,** 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:

> Land in Davidson County, Tennessee, being Lot 78, SECTION THREE, THE COUNTRY, as shown on plat of record in Plat Book 5200, Page 44, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Michelle Renee Rocha, wife of Juan Ricardo Rocha, 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 Book No. 11417 Page 995 and Instrument No. 20010821-0090408 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 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 11 day of June, 2014.

GRANTOR:

Juan Ricardo Rocha

Michelle Renee Rocha

STATE OF TN.

COUNTY OF Wilson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Juan Ricardo Rocha and Michelle Renee Rocha, 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 11th day of June, 2014.

Notary Public

AMANDA PACK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires:
MAY 17, 2016

New Owner Name and Address to: BTRA V, LLC 5001 Plaza On the Lake #200 Austin, TX 78746 Property Address: 3281 Anderson Road Antioch, TN 37013 Mail tax bills to: BTRA V, LLC 5001 Plaza On the Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 150-03-070.00	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 $115,000.00. AFFIANT Subscribed and sworn to before me this 12 day of June, 2014. NOTARY PUBLIC Commission expires: 2/19/18

JANET S. HINRICHS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY