Return to:

SUMMIT TITLE & ESCROW, LLC
6465 Quail Hollow, Suite 103
Memphis, TN 38120

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Rd. Ste. 100
Nashville, TN 37215

From Information Furnished by the Parties

MAP/GROUP/PARCEL 176020057.00

NAME & ADDRESS OF NEW OWNER:
FIREBIRD SFE I, LLC
5001 Plaza On The Lake #200
Austin, TX 78746

SEND TAX BILLS TO:
FIREBIRD SFE I, LLC
8300 N. Mopac Expressway, #200
Austin, TX 78759

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/31/15 10:47 3 pgs
Fees:18.00 Taxes:543.90
20151231-0131489

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **JOHN WAYNE WOOLEY AND SYLVIA M. WOOLEY, HUSBAND AND WIFE** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **FIREBIRD SFE I, LLC** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 200, on the Plan of Section 19, Peppertree Forest, according to plat and survey of same appearing of record in Book 7900, page 783, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to John Wayne Wooley and Sylvia M. Wooley, husband and wife, by Warranty Deed from James Clayton Proffitt, III and wife, Angela June Frangis Proffitt, dated August 18, 2006, appearing of record Instrument No. 20060822-0103377, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

By-Laws of Peppertree Forest Homeowner's Association, of record in Book 8757, page 623, Register's Office for Davidson County, Tennessee.; Charter Peppertree Forest Homeowners Association of record in Book 8757, Page 639, in the Register's Office for Davidson County, Tennessee.; Restrictions of record in Book 9036, Page 719 as amended in Book 9455, Page 801 and in Book 9464, Page 162, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.; ; ACREAGE (if legal description contains acreage or square feet)

- THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 1904 Treeview Court, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the

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same is unencumbered, except for the 2015 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 29th day of December, 2015.

John Wayne Wooley

John Wayne Wooley

Sylvia M. Wooley

Sylvia M. Wooley

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, John Wayne Wooley and Sylvia M. Wooley, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 29th day of December, 2015.

NOTARY PUBLIC

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 06-30-2018
WILLIAMSON COUNTY

My Commission Expires: 6-30-18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $147,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 30th day of December, 2015.

NOTARY PUBLIC

R. ALAN ALSOBROOK
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-19-19

My Commission Expires: 3/19/19

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I, Timothy D. Wardlow, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Pamela Oppenhuizen, a notary public for this county and state, Timothy D. Wardlow who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)

PAMELA OPPENHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN

My Comm. Exp. 03-19-19