Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
6465 Quail Hollow Rd. #103
Memphis, TN 38120
(901) 881-8600

Davidson County DEEDWARR
Recvd: 01/25/16 15:45 3 pgs
Fees:18.00 Taxes:610.50
20160125-0007099

WARRANTY DEED

Effective as of **January 22, 2016,** 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 **Rashid Nowroozi and Fatemah Notaraki, husband and wife**, hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **FIREBIRD SFE I, 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 No. 80 on the Plan of Chatham Pointe, as of record in Plat Book 6900, Pages 444 through 447, Register's Office for said County, to which plan reference is made for a more complete description.

This real property being all or part of the property conveyed to Grantor by deed of record at Instrument No. **20040923-0115086** 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(s) 444 through 447; declaration of covenants, conditions and restrictions recorded in Book 7358, Page 656, Book 7358, Page 792, Book 7599, Page 812, Book 8667, Page 381, Instrument No. 20020719-0087288; HOA Charter of record in Book 7597, Page 977, all in the Register's Office of Davidson County, Tennessee; and 2016 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 in Nashville, Tennessee on this 21 day of **January, 2016**.

GRANTOR:

Rashid Nowroozi

Fatemah Notaraki

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared **Rashid Nowroozi and Fatemah Notaraki**, 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 for the purposes therein contained.

WITNESS my hand and seal this 21 day of **January, 2016**.

Notary Public

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
2-25-19

New Owner Name and Address to:
FIREBIRD SFE I, LLC
5001 Plaza On the Lake #200
Austin, TX 78746

Property Address:
3656 Burwick Place
Antioch, TN 37013

Mail tax bills to:
FIREBIRD SFE I, LLC
8300 N. Mopac Expressway #200
Austin, TX 78759

Parcel I.D. Numbers:
151010A08000CO

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 **$165,000.00**.

AFFIANT

Subscribed and sworn to before me this 22nd day of **January, 2016**.

NOTARY PUBLIC

Commission expires:

3/19/19

PAMELA OPPENHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-19-19

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)

