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

Davidson County DEEDWARR
Recvd: 05/31/16 11:06 3 pgs
Fees:18.00 Taxes:588.30
20160531-0054270

WARRANTY DEED

Effective as of **May 27, 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, **Joshua Graham, unmarried,** 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:

Lot 190, Phase 3, Brookview Subdivision, as shown on plat of record in Instrument No. 20050928-0116190, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This real property being all or part of the property conveyed to Grantor by deed of record in **Instrument No. 2013023-0039984** in the Register's Office of **Davidson County**, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown in plat of Phase 3, Brookview, as recorded in Instrument No. 20050928-0116190; declaration of covenants, conditions and restrictions recorded in Instrument No. 20050207-0013977, amended at Instrument No. 20050311-0027337 and supplemented at Instrument No. 20051102-0132731; Quit Claim Deed to the Brookview Homeowners Association, Inc. of the common areas at Instrument No. 20051104-0134242; Easement recorded in Book 11472, Page 960 all of record 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 Davidson County, State of TN, on this 25 day of May, 2016.

GRANTOR:

Joshua Graham

STATE OF TN

COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Joshua Graham,** 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, at office in State and county Stated above, this 25 day of May, 2016.

Emad Ayad
Notary Public

EMAD AYAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

5-8-17

New Owner Name and Address to: FIREBIRD SFE I, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 2811 Creekbend Drive Nashville, TN 37027 Mail tax bills to: FIREBIRD SFE I, LLC 8300 N. Mopac Expressway #200 Austin, TX 78759 Parcel I.D. Numbers: 059 04 0A 090.00	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 $159,000.00. Amanda Strange AFFIANT Subscribed and sworn to before me this 27th day of May, 2016. Pamela Oppenhuizen NOTARY PUBLIC Commission expires:

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

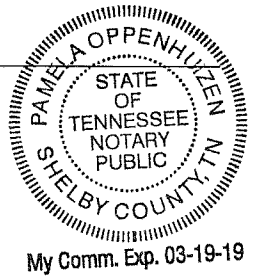
County of SHELBY

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)



My Comm. Exp. 03-19-19