Davidson County DEEDWARRSP
Recvd: 06/01/17 09:59 6 pgs
Fees:33.00 Taxes:763.30
20170601-0054312

After Recording Return To:
Westcor Investor Services
600 W. Germantown Pike, Suite 450
Plymouth Meeting, PA 19462

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Safari One Asset Company, LLC, a Delaware Limited Liability Company, C/o 5001 Plaza on the Lake, Suite 200, Austin, TX 78746

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
SEE ATTACHED EXHIBIT A

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the April 27th , 2017, by and between **Trans Am SFE II, LLC, a Delaware Limited Liability Company**, whose mailing address is **5001 Plaza on the Lake, Suite 200, Austin, TX 78746**, hereinafter grantor, and party of the first part, for **$206,296.30 (Two Hundred and Six Thousand Two Hundred Ninety Six Dollars and 30/100)** in consideration paid grants with covenants of limited warranty to **Safari One Asset Company, LLC, a Delaware Limited Liability Company**, hereinafter grantee, party of the second part, whose tax mailing address is **C/o 5001 Plaza on the Lake, Suite 200, Austin, TX 78746**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration **$206,296.30 (Two Hundred and Six Thousand Two Hundred Ninety Six Dollars and 30/100),** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **SEE ATTACHED EXHIBIT A**.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than

condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on April 27, 2017:

Trans Am SFE II, LLC, a Delaware Limited Liability Company

By: Main Street Renewal

Name: Its Authorized Signor

By: Karen McConnell

Its: Karen McCl

STATE OF TEXAS

COUNTY OF TRAVIS

Before me, Andrea Cimino, a Notary Public of said State and County aforesaid, personally appeared Karen McConnell its Authorized Signor on behalf of Main Street Renewal the Authorized Signor on behalf of **Trans Am SFE II, LLC, a Delaware Limited Liability Company** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Authorized Signor of Main Street Renewal the within named Grantor, Party of the First Part and Bargainor, a Delaware LLC corporation, and that he or she as such Authorized Signor, executed the foregoing instrument for the purpose therein contained, by signing the name of Trans Am SFE II, LLC etc., by himself or herself as such Authorized Signor.

Witness my hand and seal, this 27 day of April.

Andrea Cimino

Notary Public

My Commission Expires 1/6/21

ANDREW CIMINO
Notary ID # 130951807
My Commission Expires
January 6, 2021

Maximum principal indebtedness for Tennessee recording tax purposes is $206,296.30
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Pennsylvania
County of Montgomery

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $206,296.30 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 26 day of May, 2017.

Affiant

Gavin A. Jones
Print Name

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
STEVEN TRAVASCIO, Notary Public
City of Philadelphia, Phila. County
My Commission Expires February 19, 2018

(Seal)

Notary Public

My commission expires:

2/19/18

Steven Travascio
Print Name

CTIC# _____

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 177 ON THE PLAN OF OLD HICKORY HILLS, PHASE TWO-SECTION THREE OF RECORD IN INSTRUMENT NO. 20040420-0044507 AND CORRECTED BY INSTRUMENT NO. 2004I02I-0126628, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.
Property Address: 8240 RAMSTONE WAY, ANTIOCH, TN 37013
Parcel Number: 182060AI8700C0

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed Recorded 1/26/2017 as Doc# 20170126-0008514 in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Cedar McCredie, 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.

Signature

State of Pennsylvania

County of Montgomery

Personally appeared before me, Steven Travascio, a notary public for this county and state, Cedar McCredie 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: 2/19/18
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
STEVEN TRAVASCIO, Notary Public
City of Philadelphia, Phila. County
My Commission Expires February 19, 2018