Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
7500 Capital Drive, #200
Germantown, Tennessee 38138
(901) 881-8600

Davidson County DEEDWARR
Recvd: 07/12/17 09:32 3 pgs
Fees:18.00 Taxes:640.10
20170712-0069967

WARRANTY DEED

Effective as of **July 10, 2017,** 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, **Karshma F. Dardy, married,** 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 145, PHASE I, FOREST VIEW PARK, SECTION V, as shown on plat of record in Plat Book 6250, Page 203, 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 Book **10547, Page 786** in the Register's Office of **Davidson County**, Tennessee. Grantor's wife, **Queanta Renee Dardy**, joins in the execution of this instrument for the sole purpose of relinquishing all right, title and interest that she has in the property by virtue of her marriage to Grantor, but does not join in the warranties contained herein.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 6250, Page 203; Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 6569, Page 290; all of record in the Register's Office of **Davidson County**, Tennessee; and 2017 **Davidson County, city taxes**, 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 Tennessee on this 7 day of July, 2017.

GRANTORS:

Karshma F. Dardy

Queanta Renee Dardy

STATE OF Tennessee
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Karshma F. Dardy and Queanta Renee Dardy,** 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 County and State named herein on this 7 day of July,2 017.

GORDON WEIGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires
August 04, 2020

New Owner Name and Address to: FIREBIRD SFE I, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: **345 Cedarcliff Road** **Antioch, TN 37013** Mail tax bills to: FIREBIRD SFE I, LLC 8300 N. Mopac Expressway #200 Austin, TX 78759 Parcel I.D. Numbers: **150-09-0-217.00**	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 **$173,000.00.** AFFIANT Subscribed and sworn to before me this 10th day of July, 2017. NOTARY PUBLIC Commission expires: _____

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

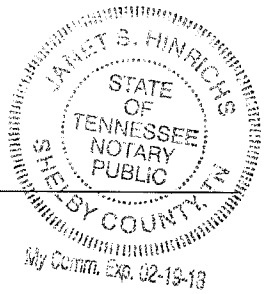
I, Timothy D. Wardlow, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Janet S. Hinrichs, 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)