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: 08/10/17 10:19 3 pgs
Fees:18.00 Taxes:684.50
20170810-0081931

WARRANTY DEED

Effective as of **July 31, 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, **Violet L. Howard,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **TRANS AM SFE II, 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 No. 276 on the Plan of Phase 1, Villages of Long Hunter P.U.D., of record in Instrument 200101230006894, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete description.

This real property being all or part of the property conveyed to Grantor by deed of record in Instrument No. **20020212-0018707** in the Register's Office of **Davidson County**, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded on the plat of VILLAGES OF LONG HUNTER P.U.D., as recorded in Instrument No. 200101230006894; Declaration of Covenants, Conditions and Restrictions recorded in Instrument 200105310056382; Easement recorded in Instrument 200009060088272; Easement recorded in Instrument 200009060088271; Easement recorded in Deed Book 9661, Page 919; Easement recorded in Deed Book 8358, Page 94; Easement recorded in Deed Book 8358, Page 91; Easement recorded in Deed Book 8197, Page 288; Easement for Declaration of Taking, recorded in Deed Book 4446, Page 423; Easement for Judgment, recorded in Deed Book 4535, Page 351; Easement recorded in Deed Book 2338, Page 466; Easement recorded in Deed Book 1115, Page 302; Easement recorded in Deed Book 1101, Page 457; all of record in the Register's Office of **Davidson County**, Tennessee; and **2017 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 this 28 day of July, 2017.

GRANTOR

Violet L Howard

Violet L. Howard

By: Saundra Sharpe

Saundra Sharpe, Attorney in Fact

STATE OF TN
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Saundra Sharpe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that Saundra Sharpe executed the foregoing instrument for and on behalf of Violet L. Howard, by virtue of a Power of Attorney by that person, for and as the free act and deed of that person for the purposes therein contained.

DUSTIN MEIER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WITNESS my hand, at office, in State and County mention herein on this 28 day of July, 2017.

Dustin Meier

NOTARY PUBLIC

My Commission Expires:
12/8/19

New Owner Name and Address to: TRANS AM SFE II, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: **817 Winchester Close** **Nashville, TN 37013** Mail tax bills to: TRANS AM SFE II, LLC 8300 N. Mopac Expressway #200 Austin, TX 78759 Parcel I.D. Number: **151-10-0A-059.00-C**	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 **$185,000.00**. Saundra Sharpe AFFIANT 28 Subscribed and sworn to before me this day of July, 2017. Pamela Oppenhuizen NOTARY PUBLIC Commission expires: 12/8/19 3/19/19

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

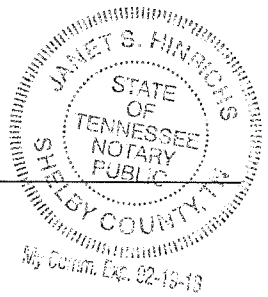
I, Timothy D. Wardlow, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of TENNESSEE

County of SHELBY

Personally appeared before me, 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)