Bill Garrett Davidson County
Batch# 5933 DEEDWARR
09/29/2017 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $915.75
20170929-0099796

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

WARRANTY DEED

Effective as of **September 25, 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, **Sous Tawadrous and Maha Hanan, husband and wife,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **SAFARI ONE ASSET COMPANY, 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 318, CANE RIDGE FARMS, PHASE FOUR, as shown on plat of record in Instrument No. 20030721-0101773, corrected at Surveyor's Certificate of Correction at Instrument No. 20040715-0084333, 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 Special Warranty Deed of record in Instrument No. **20130610-0058849** in the Register's Office of **Davidson County**, Tennessee. Grantor's wife, **Maha Hanan** 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 on the plat of CANE RIDGE FARMS, PHASE FOUR, as recorded in Instrument No. 20030721-0101773, in the Register's Office of Davidson County, Tennessee, corrected at Surveyor's Certificate of Correction of record at Instrument No. 20040715-0084333; Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20000905-0087103, 20001204-0119093, 20010815-0088370, 20040319-0031603, 20041102-0131848, 20060112-0004819, 20100526-0040558, 20101228-0102708, and 20160601-0055259; Easement for Grant of Transmission Line, recorded in Book 4420, Page 36 and Book 4428, Page 565; Easement for Water Mains, Access Road, Power Lines, and Appurtenances, recorded in Book 5078, Page 476; Easement for United Telephone Company, recorded in Instrument Nos. 20020123-0009340 and 20060607-0067535; Stormwater Detention Agreement of record at Instrument No. 20060927-0119247; The rights of others in and to the use of the waters of Turkey Creek and Mill Creek located on the premises and the natural flow thereof; Any enlargement or loss of Land by reason of accretion, reliction, avulsion or erosion; Terms and provisions of by-Laws of Cane Ridge Farms Homeowners Association, Inc. recorded in Instrument No. 20000905-0087103; Charter on Cane Ridge Farms Homeowners Association, Inc. of record at Instrument No. 20010815-0088360; Conveyance of Open Space to Cane Ridge Farms Homeowners Association, Inc. of record at Instrument No. 20010815-0088361; all of record in the Register's Office of **Davidson County**, Tennessee; and and **Davidson County**, city 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 21 day of September, 2017.

GRANTORS:

Sous Tawdrous
Sous Tawdrous

Maha Hanan
Maha Hanan

STATE OF TENNESSEE
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Sous Tawdrous and Maha Hanan,** 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.

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WITNESS my hand and seal, at office in Davidson **County**, Tennessee this 21 day of September, 2017.

Tabatha Edwards
Notary Public

My Commission Expires: 11-5-19

New Owner Name and Address to: SAFARI ONE ASSET COMPANY, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 2336 Haskell Drive Antioch, TN 37013 Mail tax bills to: SAFARI ONE ASSET COMPANY, LLC 8300 N. Mopac Expressway #200 Austin, TX 78759 Parcel I.D. Numbers: **174-11-0A-219.00**	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 **$247,500.00** AFFIANT Subscribed and sworn to before me this 25th day of September, 2017. NOTARY PUBLIC Commission expires: PAMELA OPPENHUIZEN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN My Comm. Exp. 03-19-19

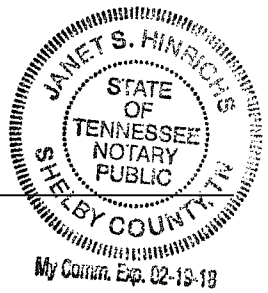
I, Timothy D. Wardlow, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

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)