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

Bill Garrett Davidson County
Batch# 19405 DEEDWARR
10/30/2017 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20171030-0111082

WARRANTY DEED

Effective as of **October 11, 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, **Capital Journey, LLC,** 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 441, CANE RIDGE FARMS, A CLUSTER LOT DEVELOPMENT, PHASE TWO, as shown on plat of record in Instrument No. 20020821-0101307, 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 Quit Claim deed of record in Instrument No. **20170703-0066653** in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown on and as recorded in Instrument Nos. 20020712-0084131 and 20020821-010130; declaration of covenants, conditions and restrictions recorded in Instrument Nos. 20000905-0087103, 20001204-0119093, 20010815-0088370, 20040319-0031603, 20041102-0131848, and 20100526-0040558; easement for Transmission Line and Right of Way, recorded in Book 4420, Page 36 and Book 4428, Page 565; easement for Metropolitan Government, recorded in Book 5078, Page 476; easement for Sanitary Sewer, recorded in Instrument No. 20001030-0107214, easement for United Telephone, recorded in Instrument No. 20020123-0009340; 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 of record at Instrument No. 20010815-0088361; 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 in Davidson County, State of Tennessee on this 16 day of October, 2017.

GRANTOR:

Capital Journey, LLC

By: _____ Chief Manager
James Roberts, Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared James Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the authorized signor to execute the instrument for Capital Journey, LLC, the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Authorized Signor.

SWORN and signed before me, a Notary Public in and for the State and County named herein, on October 16, 2017.

_____
Notary Public

My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

New Owner Name and Address to: **SAFARI ONE ASSET COMPANY, LLC** 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 2116 Camille Drive Nashville, TN 37013 Mail tax bills to: **SAFARI ONE ASSET COMPANY, LLC** 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Number: 174-11-0A-153.00	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 **$250,000.00.** _____ AFFIANT Subscribed and sworn to before me this 16th day of October, 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, 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

PAMELA OPPENHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN

My Comm. Exp. 03-19-19

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)