THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170913478**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $270,000.00. Affiant Subscribed and sworn to before me, this 16th day of October, 2017. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: SAFARI ONE ASSET COMPANY, LLC 5001 Plaza On The Lake, #200 Austin, TX 78746 Phone: (512) 851-8911	Send Tax Bills To: SAFARI ONE ASSET COMPANY, LLC 5001 Plaza On The Lake, #200 Austin, TX 78746 Phone: (512) 851-8911	Tax Information: Tax Parcel ID No. 108 12 0B 071.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jordan Schultz and Catherine L. Schultz, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SAFARI ONE ASSET COMPANY, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Phase 1-A, Section Two, Harborview, of record in Plat Book 6900, Pages 756, 757 and 758, as amended in Book 9096, Page 764, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jordan Schultz and Catherine L. Schultz, husband and wife by Warranty Deed from Fabiola Lemus, unmarried, recorded on the 27th day of March, 2015 in Instrument No. 20150327-0026557, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARBORVIEW, PHASE 1-A, SECTION TWO, as recorded in Plat Book 6200, Page(s) 756, 757 and 758 amended in Plat Book 9096, Page 764.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7471, Page 26, Book 7646, Page 142, Book 7646, Page 147, Book 7646, Page 149, Book 7647, Page 648, Book 7732, Page 749, Book 8263, Page 534, Book 8271, Page 863, Book 8297, Page 380, Book 8634, Page 19, Book 8856, Page 361 and Book 9182, Page 786.

Bill Garrett Davidson County
Batch# 19405 DEEDWARR
10/30/2017 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20171030-0111084

Charter of Homeowners Association recorded in Book 7522, Page 339 and Book 8263, Page 554.

QCD for Common Area recorded in Book 8297, Page 376 and Book 9108, Page 73.

Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 5856, Page 80, Book 5856, Page 84, Book 5658, Page 984 and Book 5795, Page 181.

Easement for Sanitary Sewers and Water Mains, recorded in Book 6147, Page 886, Book 6147, Page 893 and Book 5807, Page 381.

Easement recorded in Book 8068, Page 723.

Stormwater Detention Agreement recorded in Book 7390, Page 270.

This is improved property located at 2208 S ASHFORD CT Nashville TN 37214-4361

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of October, 2017.

Jordan Schultz

Catherine L. Schultz

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jordan Schultz and Catherine L. Schultz, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of October, 2017.

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)

