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# 25144 DEEDWARR
11/13/2017 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20171113-0116471

WARRANTY DEED

Effective as of **October 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, **Cordelia Nwozo,** 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 38, PHASE ONE - OAKWOOD SUBDIVISION, as shown on plat of record in Plat Book 6900, Page 935, 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. **20170607-0057080** in the Register's Office of Davidson County, Tennessee. The Grantor certifies that the herein property is strictly investment property and does not constitute as his/her homestead.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown on and recorded Plat Book 6900, Page 935; restrictions recorded in Book 7981, Page 478, Book 8038, Page 838, Book 8313, Page 17, Book 9237, Page 1, and Book 9781, Page 987; easement recorded in Book 4411, Page 243, Book 6269, Page 197; joint agreement for dedication of easement as set forth in instrument recorded in Book 9266, Page 600; Charter on Oakwood Homeowners Association of record at Book 7954, Page 508 and Book 8013, Page 624; all of record in the Register's Office of Davidson County, Tennessee; and 2018 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 30th day of October, 2017.

GRANTOR:

Cordelia Nwozo

Cordelia Nwozo

STATE OF Tennessee
COUNTY OF DAVIDSON

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Cordelia Nwozo,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that he/she executed the within instrument of his/her own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in State and County named herein on this 30th day of October, 2017.

Jesse Rico Guzman
Notary Public

JESSE RICO GUZMAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 7-6-2020

New Owner Name and Address to: **FIREBIRD SFE I, LLC** 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 865 Dover Glen Drive Antioch, TN 37013 Mail tax bills to: **FIREBIRD SFE I, LLC** 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Number: 149 06 0 069.00	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 **$200,000.00** AFFIANT Subscribed and sworn to before me this 31ST day of October, 2017. NOTARY PUBLIC Commission expires:

PAMELA OPPENHUIZEN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN

My Comm. Exp. 03-19-19

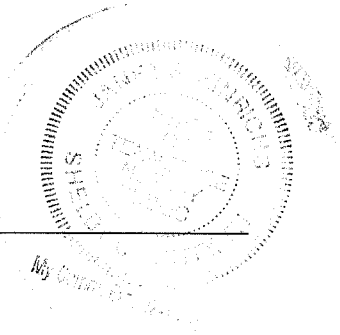
I, Timothy D. Wardlow, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of TENNESSEE

County of SHELBY

Personally appeared before me, 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)