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# 29480 DEEDWARR
11/27/2017 08:48:30 AM 5 pgs
Fees: $28.00 Taxes: $1,000.85
20171127-0120273

COUNTERPART WARRANTY DEED

Effective as of **November 14, 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, **Michael Carnes, unmarried and Holly Carnes now known as Holly Hicks, unmarried,** 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:

land in Davidson County, Tennessee, BEING Lot 64 on the plan of ROLLING RIVER ESTATES, SECTION 1, as shown on plat of record in Plat Book 4860, Page 27, 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 deed of record in Instrument No. **20020128-0011620** 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 in Plat Book 4860, Page 27, as amended in Book 5224, Page 786; Book 11209, Page 932 and in Instrument No. 20060807-0096408; Declaration of Covenants, Conditions and Restrictions recorded in Book 4892, Page 689; Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4877, Page 950 and amended in book 4871, Page 640; Terms and provisions of by-Laws of Rolling River Estates Homeowners Association, Inc. recorded in Book 4892, Page 679; Charter of Rolling River Estates Homeowners Association in Book 4892, Page 671 and amended in Book 8276, Page 552; 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 Gwinnett County, State of GA on this 14 day of November, 2017.

GRANTOR:

Michael Carnes

STATE OF GA
COUNTY OF Gwinnett

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Michael Carnes,** 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 executed the within instrument of his own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in County and State named herein on this 14 day of November, 2017.

Notary Public

My Commission Expires:

01/15/18

HYE YI
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Jan. 15, 2018

WITNESS the Grantor's hand in _____ County, State of _____ on this _____ day of November, 2017.

GRANTOR:

Holly Carnes, N/K/A Holly Hicks

STATE OF _____
COUNTY OF _____

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

WITNESS my hand and seal, at office in County and State named herein on this _____ day of November, 2017.

Notary Public

My Commission Expires:

_____

WITNESS the Grantor's hand in _____ County, State of _____ on this _____ day of November, 2017.

GRANTOR:

_____

Michael Carnes

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Michael Carnes,** 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 executed the within instrument of his own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in County and State named herein on this _____ day of November, 2017.

_____
Notary Public

My Commission Expires:

_____

WITNESS the Grantor's hand in Plymouth County, State of Massachusetts on this 13th day of November, 2017.

GRANTOR:

Holly Hicks

Holly Carnes, N/K/A Holly Hicks

STATE OF Massachusetts
COUNTY OF Plymouth

* Holly Carnes, N/K/A

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

WITNESS my hand and seal, at office in County and State named herein on this 13th day of November, 2017.

Edward F Martel
Notary Public

My Commission Expires:

09/11/2020

EDWARD F. MARTEL
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMM. EXPIRES SEPTEMBER 11, 2020

New Owner Name and Address to: FIREBIRD SFE I, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 7028 Cotton Blossom Lane Nashville, TN37221 Mail tax bills to: FIREBIRD SFE I, LLC 8300 N. Mopac Expressway #200 Austin, TX 78759 Parcel I.D. Numbers: 141-15-0A-026.00-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 **$270,500.00.** Karri Chapman AFFIANT Subscribed and sworn to before me this 14th day of November, 2017. Pamela Oppenhuizen NOTARY PUBLIC Commission expires: PAMELA OPPENHUIZEN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN My Comm. Exp. 03-19-18

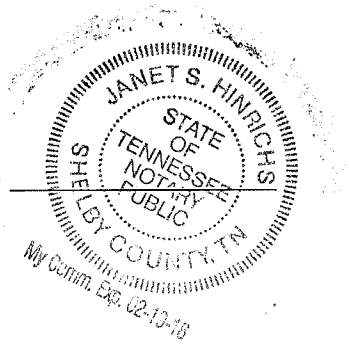
I, Timothy D. Wardlow, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

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)