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# 35840 DEEDWARR
12/11/2017 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $638.25
20171211-0126006

WARRANTY DEED

Effective as of **November 28, 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, **LaVada D. Williams, N\K\A LaVada Dian Varner,** 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 209, FOREST VIEW PARK, SECTION VII, as shown on plat of record in Plat Book 6900, Page 162, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. The Grantor certifies that the herein property is strictly investment property and does not constitute as her homestead.

This real property being all or part of the property conveyed to Grantor by deed of record in Record Book **9428,** Page **180,** 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 6900, Page 162; Restrictions recorded in Book 7079, Page 472 and amended in Book 7235, Page 411; Terms and provisions of by-Laws of Forest View Park Single Family Homeowners' Association "A" recorded in Book 7079, Page 472; Open Space conveyed to Forest View Homeowners Association in Book 8083, Page 807 and at Instrument No. 20051201-0144154; all of record in the Register's Office of **Davidson County**, Tennessee; and and **2018 Davidson County**, city of 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 Jefferson County, State of Alabama on this 27th day of November, 2017.

GRANTORS:

LaVada Dian Varner

LaVada Dian Varner

STATE OF Alabama
COUNTY OF Jefferson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **LaVada Dian Varner,** 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.

WITNESS my hand and seal, at office in State and County named herein on this 27th day of November, 2017.

Notary Public

My Commission Expires:

JESSICA LATRICE MCCONICO
My Commission Expires
April 23, 2019

New Owner Name and Address to: SAFARI ONE ASSET COMPANY, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 3013 Owendale Drive Antioch, TN 37013 Mail tax bills to: SAFARI ONE ASSET COMPANY, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 150-09-0A-055.00	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 **$172,500.00.** AFFIANT Subscribed and sworn to before me this 28th day of November, 2017. NOTARY PUBLIC Commission expires:

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

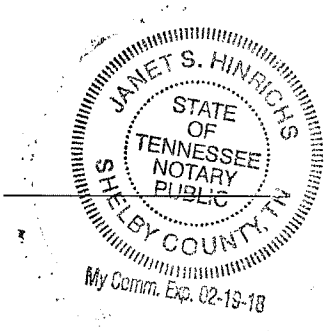
I, Timothy D. Wardlow, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

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)