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# 48299 DEEDWARR
01/17/2018 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $388.50
20180117-0004746

WARRANTY DEED

Effective as of **December 29, 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, **William Velor Simmons, an unmarried person,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **SUNFIRE 3, 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:

Unit 60, Condominium Site Plan, Lots 11-14 and 57-62, Section Three, Priest Lake Forest, as shown on plat of record in Plat Book 5800, Page 263, in the Office of the Register of 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. **20060303-0024855** 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 5800, Page 161, amended in Book 5800, Page 263; restrictions at Condominium of record in Book 5931, Page 645; restrictive covenants recorded in Book 6021, Page 99; all of record in the Register's Office of **Davidson County**, Tennessee; and 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 TN on this 27 day of December, 2017.

GRANTOR:

William Velor Simmons

JOSHUA B. FENNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **William Velor Simmons,** 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 State and County named herein on this 27 day of December, 2017.

Notary Public

My Commission Expires:

9/7/2021

New Owner Name and Address to: SUNFIRE 3, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 2834 Lake Forest Drive Nashville, TN 37217 Mail tax bills to: SUNFIRE 3, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: **136-10-0A-043.00**	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 **$105,000.00** Karri S. Coffman AFFIANT Subscribed and sworn to before me this 27 day of December, 2017. NOTARY PUBLIC Commission expires: 9/7/2021 3/19/19

PAMELA OPPENHUIZEN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN

My Comm. Exp. 03-19-19

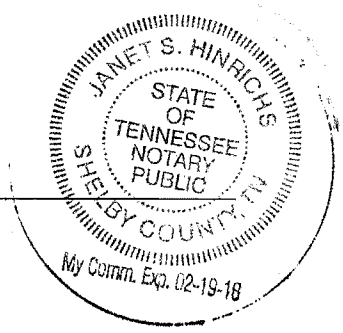
I, Timothy D. Wardlow, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

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)