Bill Garrett Davidson County
Batch# 63200 DEEDWARR
02/28/2018 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $693.75
20180228-0018519

WARRANTY DEED

PAMELA OPPENHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-18-19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20TH DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
SAFARI ONE ASSET COMPANY, LLC	SAFARI ONE ASSET COMPANY, LLC	176 01 0 004.00
(NAME)	(NAME)	
5001 Plaza On The Lake, #200	5001 Plaza On The Lake, #200	
(ADDRESS)	(ADDRESS)	
Austin, TX 78746	Austin, TX 78746	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty-Seven Thousand Five Hundred And No/100 Dollars ($187,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Michael P. Hibner, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **SAFARI ONE ASSET COMPANY, LLC**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 47, on the Plan of Hickory Woods Estates, Section A, of record in Plat Book 6900, Page 511, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael P. Hibner, an unmarried man by Warranty Deed from Ryan C. McCray, an unmarried man dated March 29, 2012 and recorded April 02, 2012 in Instrument Number 20120402-0027522, in the said Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4621 Rockland Trl, Antioch, TN 37013

File Number: FRN-180419SSO

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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 our hands this 20th day of February, 2018

Michael P. Hibner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Michael P. Hibner, an unmarried man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of February, 2018.

Notary Public

My Commission Expires: 3-25-18

(SEAL)

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FRN-180419SSO

I, Seth McNamee, 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, Timothy D. Wardlow, a notary public for this county and state, Seth McNamee 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: 06-21-2020

Notary's Seal (If on paper)

