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# 63200 DEEDWARR
02/28/2018 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20180228-0018520

WARRANTY DEED

Effective as of **February 12, 2018,** 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**, Jerry T. Garland and wife, Sherry Garland,** 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:

The Northerly lot on the Subdivision of Mary L. Smith, also known as Parcel 42-4-88, as shown on plat of record in Plat Book 6050, Page 288, 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. **20100505-0034312** 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 6050, Page 288; of record in the Register's Office of **Davidson County**, Tennessee; and and **2018 Davidson County and** city 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 Sumner County, State of Tennessee on this 6th day of February, 2018.

GRANTOR:

Jerry T. Garland

Sherry Garland

STATE OF Tennessee
COUNTY OF Sumner

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Jerry T. Garland and Sherry Garland,** 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 6 day of February, 2018.

Notary Public

VONDA K. JONES
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires:

3/4/20

New Owner Name and Address to: SAFARI ONE ASSET COMPANY, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 1000 Highland Circle Madison, TN 37115 Mail tax bills to: SAFARI ONE ASSET COMPANY, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: **042-04-0-088**	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 **$190,000.00.** AFFIANT Subscribed and sworn to before me this 7th day of February, 2018. NOTARY PUBLIC Commission expires:

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

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)