WARRANTY DEED

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

State of Tennessee
County of Shelby

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of February, 2018

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FIREBIRD SFE I, LLC	FIREBIRD SFE I, LLC	15007035000
(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 Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Justin D. McCormick, an unmarried man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **FIREBIRD SFE I, 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 229, Plan of Resubdivision of Lot 229 The Country, Section 6-A, and Lot 554, Towne Village of The Country, Section Four-B, P.U.D., as shown on plat of record in Plat Book 6900, Page 781, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Justin D. McCormick, an unmarried man, from Greg A. Montgomery and Hilary B. Montgomery by Warranty Deed of record in Instrument No. 20080822-0086391, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3001 Country Meadow Rd., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Bill Garrett Davidson County
Batch# 63200 DEEDWARR
02/28/2018 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $693.75
20180228-0018521

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, have 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 my/our hands this 6th day of February, 2018.

Justin D. McCormick

State of Tennessee
County of Williamson

Personally appeared before me Justin D. McCormick, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of February, 2018.

Notary Public _____
My Commission Expires: _____

File No.: 12842

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

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)