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# 76791 DEEDWARR
04/06/2018 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20180406-0032325

WARRANTY DEED

Effective as of **March 23, 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**, Rachel Lynn Meisner,** 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 14, SOUTHFORK, SECTION ONE, as shown on plat of record in Book 6250, Pages 384 and 385, in the Register's Office, 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. **20120622-0055108** in the Register's Office of **Davidson County**, Tennessee. The Grantor certifies that the herein property is strictly investment property and does not constitute as her homestead.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 6250, Pages 384 and 385; declaration of covenants, conditions and restrictions recorded in Book 6596, Page 797; all of record in the Register's Office of **Davidson County**, Tennessee; and and **2018 Davidson County**, 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 Wilson County, State of Tennessee on this 22nd day of March, 2018.

GRANTORS:

Rachel Lynn Meisner

STATE OF Tennessee
COUNTY OF Wilson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Rachel Lynn Meisner,** 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 22ND day of March, 2018.

GERALD E. IRWIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

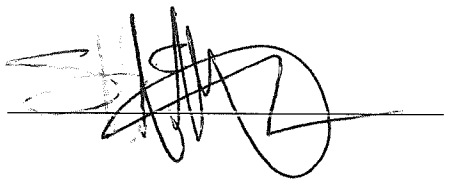
Notary Public

My Commission Expires:
4-27-21

New Owner Name and Address to: **SAFARI ONE ASSET COMPANY, LLC** 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 4246 Brackenwood Drive Old Hickory, TN 37138 Mail tax bills to: **SAFARI ONE ASSET COMPANY, LLC** 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: **064-09-0-174.00**	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 **$230,000.00.** AFFIANT Subscribed and sworn to before me this 23RD day of March, 2018. NOTARY PUBLIC Commission expires:

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

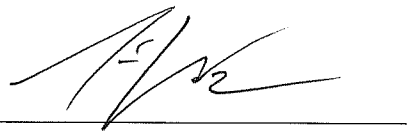
I, Seth McNamee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



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)