Bill Garrett Davidson County
Batch# 90611 DEEDWARR
05/10/2018 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $714.10
20180510-0044699

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 $193,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of April, 20178,

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
SAFARI ONE ASSET COMPANY, LLC	SAFARI ONE ASSET COMPANY, LLC	053 16 0 272.00
(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 Ninety-Three Thousand And No/100 Dollars ($193,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kelly Webb, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does 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 located in Davidson county, Tennessee, being Lot No. 18 on the Plan of Final Plat of Stone Hedge Subdivision, Section Four, of record in Plat Book 9700, Page 265, amended in Book 10159, Page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kelly Webb, an unmarried woman by Warranty Deed from Jeremy Wayne Kirk and Brenda Kirk, husband and wife dated September 25, 2015 and recorded October 2, 2015 as Instrument No. 20151002-0100271, in said Register's Office for 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.

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unimproved ☐

This is improved ☒ property, known as 728 Stone Hedge Dr., Old Hickory, TN 37138

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 10th day of April, 2018

Kelly Webb

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named **Kelly Webb,** an unmarried woman, 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 10th of April, 2018.

Notary Public

My Commission Expires: 12/20/2020

(SEAL)

AMY K FRYE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-20-2020

File Number: MFR-182430SSO

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, Pamela Oppenhuizen, 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)

