Bill Garrett Davidson County
Batch# 90611 DEEDWARR
05/10/2018 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $695.60
20180510-0044700

Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
7500 Capital Drive, #200
Germantown, Tennessee 38138
(901) 881-8600

WARRANTY DEED

Effective as of **April 19, 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, **Laci Kent, unmarried,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **FIREBIRD SFE I, 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 4, Plan of HERITAGE VIEW SUBDIVISION SECTION ONE, as shown on plan of record in Plat Book 6900, Page 772, in the Register's Office, DAVIDSON County, Tennessee, to which plan 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 Special Warranty deed of record in Instrument No. **20150114-0004010** 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 6900, Page 772; Covenants, Conditions and Restrictions as set forth in Covenants recorded in Book 7778, Page 461 and at Book 8592, Page 433; all of record in the Register's Office of **Davidson County**, Tennessee; and and **2018 Davidson County**, 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 Davidson County, State of Tennessee on this 17 day of April, 2018.

GRANTOR:

Laci Kent

Laci Kent

HALIE SANDOVAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

STATE OF Tennessee
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Laci Kent,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that she executed the within instrument of her 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 17 day of April, 2018.

Halie Sandoval
Notary Public

My Commission Expires:
9-7-2021

New Owner Name and Address to: FIREBIRD SFE I, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 1512 Heritage View Blvd. Madison, TN 37115 Mail tax bills to: FIREBIRD SFE I, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: **042-12-0-090**	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 **$188,000.00** AFFIANT Subscribed and sworn to before me this 18th day of April, 2018. NOTARY PUBLIC Commission expires: PAMELA OPPENHUIZEN NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY My Comm. Exp. 03-19-19

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)

