Bill Garrett Davidson County
Batch# 90611 DEEDWARR
05/10/2018 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20180510-0044704

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN1810265

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Karri S. Coffman
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2018.

NOTARY PUBLIC

My commission expires: 3/19/19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SAFARI ONE ASSET COMPANY, LLC 5001 Plaza On The Lake, #200 Austin, TX 78746 Phone: (512) 851-8911	**SAFARI ONE ASSET COMPANY, LLC** 5001 Plaza On The Lake, #200 Austin, TX 78746 Phone: (512) 851-8911	165 13 0A 041.00 Property Address: 4128 Pepperwood Dr. Antioch, TN 37013

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Five Thousand and 00/100 Dollars ($185,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BARBARA JOHNSON, A SINGLE WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SAFARI ONE ASSET COMPANY, LLC**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 383 on the Plan of Section Four, Peppertree Forest, a portion Peppertree, Phase I, P.U.D., as shown on plat of record in Plat Book 7900, Page 426 in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Barbara Johnson, a single woman and Don Ignatz, a single man, by deed from Zandra A. Watson (f/k/a Zandra A. Koehn), married, dated May 27, 2016 and recorded June 16, 2016, at Instrument #20160616-0060835 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 17th day of April, 2018.

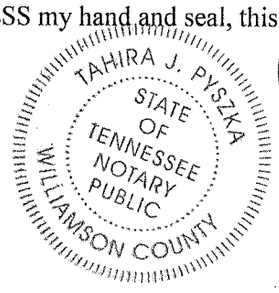
BARBARA JOHNSON

DON IGNATZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Barbara Johnson and Don Ignatz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 17th day of April, 2018.



Notary Public

Tahira Pyszka
Printed Notary Name

My commission expires: 8-22-21

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)

