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# 92536 DEEDWARR
05/15/2018 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $755.17
20180515-0046286

WARRANTY DEED

Effective as of **May** 9th, **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, **Patricia Fleming,** single 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 49, on the Plan of Section Two, Wembley Downs, as shown on plat of record book 7900, Page 363, of the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

This real property being all or part of the property conveyed to Grantor by deed of record in Instrument No. 20080912-0093731 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 Book 8304, Page 623, Book 8447, Page 633, Book 8587, Page 268, in aforesaid Register's Office, but deleting any covenant , condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familiar status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c). By-Laws of record in Book 9522, Page 349, in aforesaid Register's Office. HOA Charter of record in Book 8404, Page 718, in aforesaid Register's Office.

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 9th day of May, 2018.

GRANTORS:

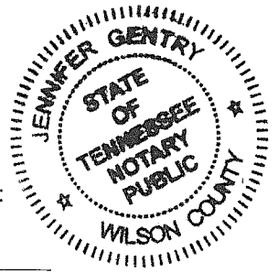
Patricia Fleming

Patricia Fleming

STATE OF TN
COUNTY OF Wilson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Patricia Fleming,** 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 9th day of May, 2018.

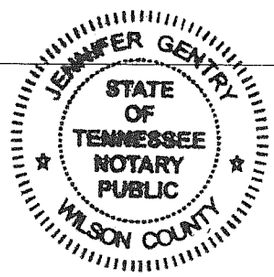


Notary Public

My Commission Expires:

6/9/2020

New Owner Name and Address to: **SAFARI ONE ASSET COMPANY, LLC** 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 902 Bexhill Ct. S Hermitage, TN 37076 Mail tax bills to: **SAFARI ONE ASSET COMPANY, LLC** 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: **064-16-0C-039.00-CO**	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 $**204,100.00** AFFIANT Subscribed and sworn to before me this 9th day of May, 2018. NOTARY PUBLIC Commission expires: 6/9/2020



201805150046286

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)

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