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

Bill Garrett Davidson County
Batch# 97638 DEEDWARR
05/29/2018 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20180529-0050919

WARRANTY DEED

Effective as of **May 22, 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, **Betty Lynn Swilley, unmarried,** 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 85, OAKWOOD SUBDIVISION, PHASE TWO, SECTION ONE, as shown on plat of record in Plat Book 7900, Page 126, 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. 200007 – 100069161 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 7900, Page 126; declaration of covenants, conditions and restrictions recorded in Book 7981, Page 478 and in Book 8191, Page 323, amended in Book 8038, Page 838, Book 8191, Page 323, Book 8191, Page 324, Book 8313, Page 17, Book 9237, Page 1, Book 9781, Page 987, and in Book 10650, Page 785; Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, recorded in Book 6269, Page 197 and in Book 6298, Page 582; all of record in the Register's Office of **Davidson County**, Tennessee; 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 Williamson County, State of Tennessee on this 22 day of May, 2018.

GRANTORS:

Betty Lynn Swilley

Betty Lynn Swilley

STATE OF Tennessee
COUNTY OF Williamson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Betty Lynn Swilley,** 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 22 day of May, 2018.

LAURA GERMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Laura German
Notary Public

My Commission Expires:
01/09/2021

New Owner Name and Address to: SAFARI ONE ASSET COMPANY, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 900 Split Oak Drive Antioch, TN 37013 Mail tax bills to: SAFARI ONE ASSET COMPANY, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 149 02 0 096.00	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 $175,000.00. K S Coffman AFFIANT Subscribed and sworn to before me this 25 day of May, 2018. NOTARY PUBLIC Commission expires: 3/19/19

R. ALAN ALSOBROOK
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-19-19

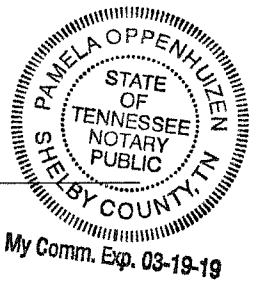
I, Susan P. Davis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Pamela Oppenhuizen, a notary public for this county and state, Susan P. Davis, 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)