Prepared by and return to:
Demi J. Jacques, Esq.
Summit Title & Escrow, LLC
7500 Capital Drive
Memphis, Tennessee 38138
(901) 881-8600

Bill Garrett Davidson County
Batch# 122285 DEEDWARR
07/30/2018 12:49:30 PM 4 pgs
Fees: $23.00 Taxes: $715.95
20180730-0074105

WARRANTY DEED

Effective as of **July** 18th**, 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, **Jon Casey Allen, unmarried, as executor of the last will and testament of Teresa Allen, deceased, and in his individual capacity** 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:

> Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Lake Towne Park Section 5, as shown on plat of record in Plat Book 6900, Page 831, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a particular description of said property.

Teresa Allen died leaving a last will and testament that was admitted to probate under Docket No. 17-91781 in the Probate Court of Davidson County, Tennessee. In said will, said property was devised to the children of Teresa Allen - Jon Casey Allen and Kelli Rachel Allen. Jon Casey Allen conveys herein as the executor of said will.

Kelli Rachel Allen quitclaimed her interest in said property to her brother, Jon Casey Allen, by quitclaim deed in Instrument No. 20180523-0049345.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 6900, Page 831; 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 Davidson County, Tennessee on this 18th day of July, 2018.

GRANTOR:

Jon Casey Allen, as executor of the last will and testament of Teresa Allen

Jon Casey Allen, in his individual capacity

STATE OF S.C.

COUNTY OF Spartanburg

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Jon Casey Allen, as executor of the last will and testament of Teresa Allen,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that he executed the within instrument of his own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in Spartanburg S.C. County, ~~Tennessee~~ this 18th day of July, 2018.

COLLEEN M FOWLER NOTARY PUBLIC SOUTH CAROLINA

Notary Public

My Commission Expires:
My Commission Expires
September 6, 2026

STATE OF S.C.

COUNTY OF Spartanburg

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Jon Casey Allen, in his individual capacity,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that he/she executed the within instrument of his/her own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in Spartanburg S.C. County, ~~Tennessee~~ this 18th day of July, 2018.

Notary Public
My Commission Expires: My Commission Expires
September 6, 2026

COLLEEN M FOWLER NOTARY PUBLIC SOUTH CAROLINA

New Owner Name and Address to: SAFARI ONE ASSET COMPANY, LLC 5001 Plaza on the Lake, #200 Austin, TX 78746 Property Address: 513 Oak Timber Place Nashville, TN 37013 Mail tax bills to: SAFARI ONE ASSET COMPANY, LLC 5001 Plaza on the Lake, #200 Austin, TX 78746 Parcel I.D. Numbers: 150-14-0067.00	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 $193,500.00. Judy Linhoss AFFIANT Subscribed and sworn to before me this 20 day of July, 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, Nicholas Burrage, 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: July 3, 2021

Notary's Seal (If on paper)

