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# 128043 DEEDWARR
08/13/2018 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $655.27
20180813-0079631

WARRANTY DEED

Effective as of **August 10, 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, **ANDREW MINOR, JR. and wife, DEBRA A. MINOR,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **TRANS AM SFE II, 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 No. 183, Plan of the Country, Section 5, as of record in Book 5200, Pages 271 and 272, in the Register's Office, DAVIDSON County, Tennessee.

Said Lot No. 183 fronts 80 feet on the westerly margin of Country Lawn Drive and extends back between parallel lines 125 feet to a dead line in the rear measuring 80 feet thereon.

This real property being all or part of the property conveyed to Grantor by deed of record in Book 7731, Page 223, 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 5200, Pages 271, Page 272; and Declaration of Covenants, Conditions and Restrictions of record in Book 5635, Page 547, 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 Madison County, State of Alabama on this 9 day of August, 2018.

GRANTORS:

ANDREW MINOR, JR.

DEBRA A. MINOR

STATE OF Alabama
COUNTY OF Madison

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared ANDREW MINOR, JR. and DEBRA A. MINOR, 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 9 day of August, 2018.

Notary Public

My Commission Expires:
3/15/2020

New Owner Name and Address to: TRANS AM SFE II, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 3216 Country Lawn Drive Antioch, TN 37013 Mail tax bills to: TRANS AM SFE II, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 15007020600	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 **$177,100.00.** AFFIANT Subscribed and sworn to before me this 10th day of August, 2018. NOTARY PUBLIC Commission expires: July 3, 2021

NICHOLAS BURRAGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JULY 03, 2021

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)

