Karen Y Johnson Davidson County
Batch# 151148 DEEDWARR
10/12/2018 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $760.35
20181012-0101477

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF October, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/19/19
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: **TRANS AM SFE II, LLC**	SEND TAX BILLS TO: **TRANS AM SFE II, LLC**	MAP-PARCEL NUMBERS
(NAME) **5001 Plaza On The Lake, #200**	(NAME) **5001 Plaza On The Lake, #200**	16205021600
(ADDRESS) **Austin, TX 78746**	(ADDRESS) **Austin, TX 78746**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Janacine Rogers, an unmarried woman, and Laceey M McLaughlin, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRANS AM SFE II, LLC,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 80 ON THE PLAN OF HICKORY VALLEY, SECTION 3, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4460, PAGE 86, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

FOR INFORMATION PURPOSES ONLY: 316 Ocala Court South, Nashville, TN 37211

Being the same property conveyed to Janacine Rogers and Lacey M. McLaughlin (mistakenly spelled Lacey M. McLaughlin in prior deed of record) by virtue of that certain Quit Claim Deed dated February 3, 2017, and being of record at Instrument No. 20170213-0014657, in the amount of $.00 in the Register's Office of Davidson County, Tennessee. Oath is made that Lacey M. McLaughlin is properly known as and is one and the same person as Laceey M. McLaughlin

Being the same property previously conveyed to Janacine Rogers by virtue of Warranty Deed dated May 9, 2005 at Instrument No. 20050615-0068687 in the amount of $113,130.00 in the said Register's Office.

This warranty deed to be effective as of : October 5, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 316 Ocala Ct. S Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand this 4th day of October, 2018.

Janacine Rogers by Laceey M McLaughlin AIF

Janacine Rogers, by Laceey M. McLaughlin, Attorney in Fact

Laceey M. McLaughlin

STATE OF TN
COUNTY OF Davidson

Before me personally appeared Laceey M. McLaughlin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Janacine Rogers, and who acknowledged that he executed the same as the free act and deed of Janacine Rogers.

WITNESS my hand and official seal at office this 4th day of October, 2018.

Notary Public

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 09/25/2019

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Laceey M. McLaughlin with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of October, 2018.

Notary Public

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 09/25/2019

STATE OF TN
COUNTY OF Davidson

Laceey M. McLaughlin being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Janacine Rogers the principal.

This 4th day of October, 2018.

Laceey M. McLaughlin

WITNESS my hand and official seal at office this 4th day of October, 2018.

Notary Public

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 09/25/2019

Return to:
Summit Title & Escrow, LLC
7500 Capital Drive
Germantown, Tennessee 38138

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, Karri S. Coffman, 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

KARRI S. COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-13-22

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)