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

Karen Y Johnson Davidson County
Batch# 153226 DEEDWARR
10/22/2018 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $915.75
20181022-0104613

WARRANTY DEED

Effective as of **October** 19**, 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, **ERA LEE ROMINES, a married person,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **FIREBIRD SFE I, 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 4, The Villages at Southfork – A Planned Unit Development, as shown on plat of record in Book 6900, Page 782, in the Register's Office of 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 Barbara Romines by deed of record in Book 9166, Page 459, in the Register's Office of **Davidson County**, Tennessee. The said Barbara Romines died on July 22, 2017, and the Last Will and Testament of Barbara Romines was probated in the Probate Court of Davidson County, TN at Docket Number 17P1852, leaving the above-described property to the Grantor. The subject property has never been the principal residence of the Grantor.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Book 6900, Page 782; easements in Book 7305, Page 402; Homeowners Association Charter of record in Book 7174, Page 613, Book 7536, Page 745 and Book 7536, Page 748; and Declaration of Covenants, Conditions and Restrictions in Book 7390, Page 454 and Book 6596, Page 797, all of record in the Register's Office of **Davidson County**, Tennessee; and **2019 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, State of Tennessee on this 19 day of October, 2018.

GRANTORS:

Era Lee Romines

ERA LEE ROMINES

STATE OF Tennessee
COUNTY OF Davidson

BEFORE ME, the undersigned **Notary Public in and for the State and County** mentioned, personally appeared ERA LEE ROMINES, 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 19 day October, 2018.

LORI BRASILI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires:
3/3/2020

New Owner Name and Address to: FIREBIRD SFE I, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 669 Hardin Shire Dr. Old Hickory, TN 37138 Mail tax bills to: FIREBIRD SFE I, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: **064-13-OA-004.00CO**	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 $247,500.00 Judy Linhoss AFFIANT Subscribed and sworn to before me this 19th day of October, 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, 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

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)

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