Karen Y Johnson Davidson County
Batch# 167483 DEEDWARR
11/27/2018 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20181127-0115635

WARRANTY DEED

File #2018-346

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

STATE OF Tennessee
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $180,000.00.

Judy Linhoss
Affiant

Subscribed and sworn to before me on November 19th, 2018.

NOTARY PUBLIC
My Commission Expires: July 3, 2021

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
FIREBIRD SFE I, LLC 5001 Plaza On The Lake, #200 Austin, TX 78746	FIREBIRD SFE I, LLC 5001 Plaza On The Lake, #200 Austin, TX 78746	150-12-0C-031.00CO

FOR AND IN CONSIDERATION 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 are hereby acknowledged. **MELINA K. ORCES, A MARRIED WOMAN,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **FIREBIRD SFE I, LLC**, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 31, on the Final Plat, Mt. View Subdivision, Section One, of record in Book 11700, Page 36, as amended by Instrument No. 20010207-0012283, Register's Office for said County to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Melina K. Orces, a married woman, by Warranty Deed from Jenita Smith and spouse, Byron Alex Smith, dated March 29, 2007, of record in Instrument No. 20070330-0038171, said Register's Office.

The undersigned, Patricio I. Orces, spouse of Melina K. Orces, joins in the execution of this instrument for the purpose of conveying to the Grantee all his right, title, claim, and interest in and to the above described property, including but not limited to, his homestead and any and all other marital rights.

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent(s).

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 505 Homey Drive a/k/a 601 Homey Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and representatives, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and representatives, 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 our hands on November 17th, 2018.

Grantor:

Melina K. Orces

Grantor:

Patricio I. Orces

STATE OF North Carolina
COUNTY OF Orange

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **MELINA K. ORCES AND PATRICIO I. ORCES**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of November, 2018.

Notary Public

My commission expires: 12-22-2018

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

PAUL RHOADES
NOTARY PUBLIC
ALAMANCE COUNTY, NC
My Commission Expires 12-22-2018

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)

