STATE OF Tennessee
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,500.00.

Judy Linhoss
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2018.

Notary Public
MY COMMISSION EXPIRES: July 3, 2021
File No. G18-3693

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

Karen Y Johnson Davidson County
Batch# 167488 DEEDWARR
11/27/2018 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $793.65
20181127-0115644

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| FIREBIRD SFE I, LLC (NAME) | FIREBIRD SFE I, LLC (NAME) | 018-12-0A-019.00-C |
| 5001 Plaza On the Lake #200 (STREET ADDRESS) | 5001 Plaza On the Lake #200 (STREET ADDRESS) | |
| Austin, TX 78746 (CITY) (STATE) (ZIP) | Austin, TX 78746 (CITY) (STATE) (ZIP) | |

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Matthew C. LaChance and Kayla S. LaChance, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FIREBIRD SFE I, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot No. 19 on the Plan of Emerald Cove, Section I, as shown on plat of record in Book 6900, Page 629, 630, and 631, amended in Book 9112, Page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Matthew C. LaChance and Kayla S. LaChance, husband and wife by Deed dated January 13, 2015, recorded January 16, 2015, in Instrument Number 20150116-0004659, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, Page 629, 630, and 631, amended in Book 9112, Page 29, Register's Office for Davidson County, Tennessee.

2. Sanitary Sewer Easement of record in Book 4956, Page 181, Register's Office for said County.

3. Waterline Easement of record in Book 7653, Page 282, Register's Office for said County.

4. Restrictions as recorded in Book 7511, Page 581, Register's Office for Davidson County, Tennessee.

5. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 105 Mavella Court, Goodlettsville, TN 37072.

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. Whenever 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/our hand(s) this 20th day of November, 2018.

Matthew C. LaChance

Kayla S. LaChance

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of November, 2018, before me personally appeared Matthew C. LaChance and Kayla S. LaChance, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 20th day of November, 2018.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSES
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

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*PREPARED BY.*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

**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

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)

