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# 167489 DEEDWARR
11/27/2018 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $717.80
20181127-0115645

WARRANTY DEED

Effective as of **November 21st, 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, **OPENDOOR PROPERTY W18, LLC,** 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 22, JAMESTOWN ESTATES, SECTION 2, as shown on plat of record in Book 6900, Page 865, in the Register's Office, 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 Grantor by Quit Claim deed of record in Instrument No. 20181015-0101982, in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown on and recorded in Plat Book 6900, Page 865; and Declaration of Covenants, conditions and Restrictions of record in Book 7502, Page 11, Book 7861, Page 420 and Book 8149, Page 337, all 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 Dallas County, State of Texas on this 19 day of November, 2018.

GRANTOR:

OPENDOOR PROPERTY W18, LLC

By: Nicholas Krause
Nicholas Krause, Authorized Signer

STATE OF Texas
COUNTY OF Dallas

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared NICHOLAS KRAUSE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the authorized signor to execute the instrument for OPENDOOR PROPERTY W18, LLC, the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained, by personally signing the name of OPENDOOR PROPERTY W18, LLC, for the company as Authorized Signor.

SWORN and signed before me, a Notary Public in and for the State and County named herein, on November 19, 2018.

ASHLEY PRIOR
Notary ID #131518400
My Commission Expires
April 5, 2022

Notary Public

My Commission Expires:
April 5, 2022

New Owner Name and Address to: **FIREBIRD SFE I, LLC** 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 3233 Forest Breeze Dr. Antioch, TN 37013 Mail tax bills to: **FIREBIRD SFE I, LLC** 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Number: 150-10-0-194-00	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 $194,000.00. Nicholas Krause AFFIANT Subscribed and sworn to before me this 19 day of November, 2018. NOTARY PUBLIC Commission expires: April 5, 2022

ASHLEY PRIOR
Notary ID #131518400
My Commission Expires
April 5, 2022

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)

