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# 167739 DEEDWARR
11/28/2018 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $697.45
20181128-0115988

WARRANTY DEED

Effective as of **November 26, 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, **PATRICIA W. BRYANT, a married person,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **TRANS AM SFE II, 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 55, Phase I, Section Two, Jackson's Retreat, as shown on plat of record in Plat Book 5200, Pages 334-335, as amended in Plat Book 5972, Page 96 and in Plat Book 6024, Page 378, all 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 deed of record in Instrument No. 20000912-0090439 in the Register's Office of Davidson County, Tennessee. Terry Bryant, husband of Patricia W. Bryant, has never resided in the subject property and it has never been the parties marital residence.

This property is unencumbered except for Declaration of Covenants, Conditions and Restrictions of record in Book 5676, Page 67, Book 5741, Page 360, Book 5745, Page 294 and Book 5745, Page 283; and plat of record in Book 5200, Pages 334-335, Book 5972, Page 96 and Book 6024, Page 378, 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 Davidson County, State of Tennessee on this 26th day of November, 2018.

GRANTORS:

Patricia W. Bryant

PATRICIA W. BRYANT

STATE OF Tennessee
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **PATRICIA W. BRYANT,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that they executed the within instrument of their 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 26 day of November, 2018.

WENDY MATHEWS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Wendy Mathews
Notary Public

My Commission Expires:
1/4/2021

New Owner Name and Address to: **TRANS AM SFE II, LLC** 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 1104 Jacksons View Rd. Hermitage, TN 37076 Mail tax bills to: **TRANS AM SFE II, LLC** 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: **086-07-0-16.00**	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 $188,500.00. AFFIANT Subscribed and sworn to before me this 27th day of November, 2018. NOTARY PUBLIC Commission expires: July 3, 2021

NICHOLAS BURRAGE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER 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)

