Karen Y Johnson Davidson County
Batch# 170745 DEEDWARR
12/05/2018 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $786.25
20181205-0118595

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** SHELBY The actual consideration or value, whichever is greater, for this transfer is $212,500.00 Affiant Subscribed and sworn to before me, this 30th day of November, 2018. Notary Public My commission expires: 3/19/19

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
FIREBIRD SFE I, LLC	**FIREBIRD SFE I, LLC**	**Map/Parcel: 150-11-0-096.00**
5001 Plaza On The Lake, #200	**5001 Plaza On The Lake, #200**	
Austin, TX 78746	**Austin, TX 78746**	

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 HEREBY ACKNOWLEDGED, WE,

Dustin Massey and Jennifer Massey, 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:

Land in DAVIDSON County, Tennessee, being Lot No. 229, on the Plan of Section Three, Towne Village of the Country, of record in Plat Book 5200, Page 268, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dustin Massey, unmarried and Jennifer Gentry, unmarried, by Warranty Deed, from Bonita T. Burnett, married, dated July 5, 2007 of record in Instrument No. 20070706-0080829, Register's Office for Davidson County, Tennessee. Said property being further conveyed by Quitclaim Deed from Dustin Massey and Jennifer Gentry, now known as Jennifer Massey, to Dustin Massey and wife, Jennifer Massey, dated August 6, 2010, of record in Instrument No. 20100812-0063685, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Matters shown on the Plan of record in Plat Book 5200, Pages 268-269, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 5632, Page 545, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 6303, Page 423, Register's Office for DAVIDSON County, Tennessee.
Deed of Conveyance for Water Mains of record in Book 6303, Page 420, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3449 New Towne Road, Nashville, 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 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. 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 my/our hand(s) this 30th day of November, 2018.

Dustin Massey

Jennifer Massey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Dustin Massey and Jennifer Massey, husband and wife, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2018.

Notary Public

My Commission Expires: 11-23-20

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: **180618SH**

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)

