Send Tax Statements To:
TRANS AM SFE II, LLC
5001 Plaza On The Lake, #200
Austin, TX 78746

This Instrument Prepared By
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
TRANS AM SFE II, LLC
5001 Plaza On The Lake, #200
Austin, TX 78746

From Information Furnished By
The Parties

Map and Parcel 162-03-0-373.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **PHO KOSANOUVONG AND WIFE, SOULAI KOSANOUVONG**, has this day bargained and sold and does hereby transfer and convey unto, **TRANS AM SFE II, LLC,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

> Being all of Lot 93, Haywood Hills, Section 5, as shown on plat of record in Plat Book 4675, Pages 143-144, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Pho Kosanouvong and wife, Soulai Kosanouvong by Warranty Deed from Bounhong Thao and wife, Champhone Robert of record in Book 8210, Page 96, in the Register's Office of Davidson County, Tennessee, dated September 25, 1990 and recorded October 4, 1990.
>
> This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 4675, Pages 143-144, and conditions and restrictions as set forth in Book 4882, Page 842; all of record in the Register's Office of Davidson County, Tennessee; and 2018 Davidson County, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.
>
> Improved Property known as 908 Algonquin Court, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **TRANS AM SFE II, LLC,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2018 real property taxes which have been prorated between the parties and are assumed by the Grantee.

Karen Y Johnson Davidson County
Batch# 172586 DEEDWARR
12/11/2018 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20181211-0120476

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 7 day of December, 2018.

PHO KOSANOUVONG

SOULAI KOSANOUVONG

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **PHO KOSANOUVONG AND SOULAI KOSANOUVONG,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the 7 day of December, 2018.

DARA PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

NOTARY PUBLIC

My Commission Expires: 5/22/22

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $170,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me, this 7 day of December, 2018.

DARA PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

NOTARY PUBLIC
My Commission Expires: 5/22/22

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

KARRI S. COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-13-22

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)