**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# 172589 DEEDWARR
12/11/2018 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $897.25
20181211-0120480

# WARRANTY DEED

Effective as of **December 7, 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, **Joshua K. Ray, unmarried,** 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 27, SECTION 3, TRAILWOOD, as shown on plat of record in Plat Book 6900, Page 67, 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. **20150415-0033161** in the Register's Office of **Davidson County**, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Book 6900, Page 67; declaration of covenants, conditions and restrictions recorded in Book 5728, Page 298, amended in Book 6128, Page 361, easement at Book 7375, Page 672,; all of record in the Register's Office of **Davidson County**, Tennessee; and **2019 Davidson County** property 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 BROWARD County, State of FLORIDA on this 6 day of December, 2018.

GRANTOR:

Joshua K. Ray

**STATE OF** FLORIDA
**COUNTY OF** BROWARD

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Joshua K. Ray,** 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 6 day of December, 2018.

MARGARET L. FORREST
Notary Public - State of Florida
Commission # GG 237715
My Comm. Expires Jul 12, 2022
Bonded through National Notary Assn.

Notary Public

My Commission Expires:
July 12, 2022

| | |
|---|---|
| New Owner Name and Address to:<br>FIREBIRD SFE I, LLC<br>5001 Plaza On The Lake #200<br>Austin, TX 78746<br><br>Property Address:<br><br>**3324 Quail Run Ct.,**<br>**Nashville, TN 37214**<br><br>Mail tax bills to:<br>FIREBIRD SFE I, LLC<br>5001 Plaza On The Lake #200<br>Austin, TX 78746<br><br>Parcel I.D. Numbers:<br><br>**108-12-0-191.00** | 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 **$242,500.00**<br><br>AFFIANT<br><br>Subscribed and sworn to before me this 7 day of December, 2018.<br><br>NOTARY PUBLIC<br><br>Commission expires: 3/19/19 |

R. ALAN ALSOBROOK
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-19-19

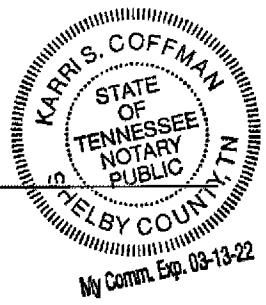
I, Susan P. Davis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

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)