Karen Y Johnson Davidson County
Batch# 172652 DEEDWARR
12/11/2018 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20181211-0120568

This Instrument Prepared by
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Shelby

The actual consideration or value, whichever is greater, is $220,000.00.

Affiant

Subscribed and sworn before me this the 7th day of December, 2018.

Notary Public
My commission expires: July 3, 2021

NICHOLAS BURRAGE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. JULY 03, 2021

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| FIREBIRD SFE I, LLC | FIREBIRD SFE I, LLC | 150-10-0-222.00 |
| 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 and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM A. MCCOY, A MARRIED MAN, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to FIREBIRD SFE I, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 65, Section 2, Jamestown Estates, as recorded in Book 6900, page 865, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William A. McCoy, married, by deed from Virgil R. Butler and wife, Kim Butler, dated 05/05/2004, of record in Instrument No. 20040513-0055559, said Register's Office.

Being the same property referenced by Agreed Order, Case No 18D-244 filed March 29, 2018 in the Circuit Court for Davidson County, Tennessee at Nashville, whereby it was agreed by the parties that Grantor shall receive sole physical possession of, and financial interest in the subject property as of June 1, 2018.

Being the same property conveyed to Grantor, by Quitclaim Deed from Tashimia Lindo-McCoy, wife, dated _____, of record in Instrument No. __20181211O120567__, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3316 Forest Breeze Dr., 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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 my hand this the 6th day of December, 2018.

William A. McCoy

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William A. McCoy, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of December, 2018.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**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)

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