Karen Y Johnson Davidson County
Batch# 174995 DEEDWARR
12/17/2018 03:09:30 PM 4 pgs
Fees: $23.00 Taxes: $690.05
20181217-0122555

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
FIREBIRD SFE I, LLC 5001 Plaza On the Lake #200 Austin, Texas 78746	FIREBIRD SFE I, LLC 5001 Plaza On the Lake #200 Austin, Texas 78746	149-02-0A-088.00
This Instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Paul Matthew Chenoweth and Bethany Nicole Chenoweth, husband and wife (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto FIREBIRD SFE I, LLC (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Lot 118, PHASE I, PICCADILLY SQUARE, as shown on plat of record in Book 5200, page 720, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to The West Group, Inc., by Warranty Deed from Frances M. Salamon, of record in Instrument No. 20030124-0009984, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David R. West, Sr., married by Quitclaim Deed from The West Group, Inc., of record in Instrument No. 20040525-0061103, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paul Matthew Chenoweth and Bethany Nicole Chenoweth, husband and wife by Warranty Deed from David R. West, Sr., married of record in Instrument No. ___20181217012554_____, said Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2019 Davidson County taxes are not yet due and payable.
2. All matters of record in Plat Book 5200, pages 720-722, said Register's Office for Davidson County, Tennessee.
3. Restrictions and Conditions of record in Book 6295, page 556; Book 6295, page 572; Book 6295, page 580; Book 6295 page 588; Book 6300, page 431; Book 6300, page 423; Book 6295,

page 596; Book 6295, page 602; Book 6300, page 434; Book 6295, page 506; Book 6295, page 520; Book 6295, page 534; Book 6300, page 409; Book 6306, page 833; Book 6496, page 100; Book 6296, page 106; Book 6296, page 114; Book 6518, page 184; Book 6518, page 190, Book 6236, page 683,Book 6295, page 548, Book 6295, page 564, Book 6300, page 403, Book 6300, page 439, Re recording of Book 6306, page 833 at Book 6300, page 403, Book 6496, page 107, Book 6496, page 114, Book 6830, page 739, said Register's Office for Davidson County, Tennessee.
4. Easements of record in Book 6186, page 238; Book 6251, page 616; Book 6530, page 819; Book 6496, page 99; Book 6530, page 823, Book 6298, page 491, Book 7288, page 963, Book 6236, page 680, Book 6295, page 503, Book 7778, page 366 said Register's Office for Davidson County, Tennessee.

This improved property more commonly known as 528 Piccadilly Row, Antioch, TN 37013

STATE OF TENNESSEE
COUNTY OF SHELBY

The actual consideration or value, whichever is greater for this transfer is $186,500.00.

Affiant

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

Notary Public

R. ALAN ALSOBROOK STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN My Comm. Exp. 03-13-19

Commission Expires:

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors are further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever.

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

Paul Matthew Chenoweth

Bethany Nicole Chenoweth

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Paul Matthew Chenoweth and Bethany Nicole Chenoweth, husband and wife with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of December, 2018.

Notary Public

My Commission Expires: 5-3-2021

ROBERT J. TESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2021

5-3-2021

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)

