Karen Y Johnson Davidson County
Batch# 176763 DEEDWARR
12/20/2018 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20181220-0124153

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
FIREBIRD SFE I, LLC
5001 Plaza On The Lake, #200
Austin, TX 78746
SEND TAX BILLS TO:
FIREBIRD SFE I, LLC
5001 Plaza On The Lake, #200
Austin, TX 78746

WARRANTY DEED

(Map and Parcel: 052-13-0B-414.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **MARIAN O. LADIPO, unmarried**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **FIREBIRD SFE I, LLC**, hereinafter referred to as "Grantee", its heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being Lot 29 on the Plan of River Glen, Phase 6, of record in Instrument No. 20050602-0062805 and a part of the Horizontal Property Regime of River Glen, a horizontal property regime created under a Master Deed and By-Laws of record in Book 7566, page 571, Register's Office of Davidson County, Tennessee, to which River Glen, Phase 6 is submitted by Declaration of Submission of Record as Instrument No. 20050713-0081132, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Marian O. Ladipo, unmarried, by Special Warranty Deed from NVR, Inc., a Virginia Corporation t/a Fox Ridge Homes, dated September 28, 2006, of record in Instrument No. 20061004-0122986, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 3159 Penn Meade Way, Nashville, TN 37214.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, its successors and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2018 real property taxes which will be prorated at closing and paid by the Grantor.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 18th day of December, 2018.

Marian O. Ladipo
MARIAN O. LADIPO

STATE OF Maryland)
COUNTY OF Montgomery)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marian O. Ladipo, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of December, 2018.

Elysia Freeman
Notary Public

My Commission Expires: ELYSIA FREEMAN NOTARY PUBLIC STATE OF MARYLAND My Commission Expires February 12, 2022

(SEAL)

AFFIDAVIT

STATE OF Tennessee)
COUNTY OF Shelby)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $190,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Judy Linkous
Affiant

Subscribed and sworn to before me this 18th day of December, 2018.

Notary Public

My commission Expires: July 3, 2021

File No. 20180983

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

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)