Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
7500 Capital Drive, #200
Germantown, Tennessee 38138
(901) 881-8600

Karen Johnson Davidson County
Batch# 200260 DEEDWARR
02/28/2019 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20190228-0018294

WARRANTY DEED

Effective as of **February** 22, **2019,** 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, **DERONDA K. LEWIS, an unmarried person,** 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 7, Final Plat of Lanier Park, Phase One, as shown on plat of record in Instrument No. 20021022-0129511, 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. 20081107-0111009, 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 Instrument Number 20021022-0129511; easements of record in Instrument Number 20170206-0012424; and Declaration of Covenants, Conditions and Restrictions of record in Instrument Numbers 20020619-0074290 and 20070813-0096820; By-Laws of record in Instrument Number 20060615-0071685; Homeowners Charter of record in Instrument Number 20060615-0071684; and Stormwater Detention Agreement of record in Instrument Number 20020307-00028887, all of record in the Register's Office of **Davidson County,** Tennessee; and **2019 Davidson County, Tennessee** real estate 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 Dallas County, State of Texas on this 22nd day of February, 2019.

GRANTORS:

Deronda K. Lewis

DERONDA K. LEWIS

STATE OF Texas
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared DERONDA K. LEWIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that she executed the within instrument of her 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 22nd day of February, 2019.

D L Payne

Notary Public

DONELLA PAYNE
Notary Public, State of Texas
Comm. Expires 02-03-2023
Notary ID 128510805

My Commission Expires:

2/3/2023

New Owner Name and Address to: **FIREBIRD SFE I, LLC** 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 2108 Lombardia Ct. Madison, TN 37115 Mail tax bills to: **FIREBIRD SFE I, LLC** 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 043 14 0B 007.00	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 **$205,000.00.** Deronda K. Lewis AFFIANT Subscribed and sworn to before me this 22nd day of February, 2019. D L Payne NOTARY PUBLIC Commission expires: 02/03/2023

DONELLA PAYNE
Notary Public, State of Texas
Comm. Expires 02-03-2023
Notary ID 128510805

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)

