Karen Johnson Davidson County
Batch# 201840 DEEDWARR
03/05/2019 08:34:30 AM 4 pgs
Fees: $23.00 Taxes: $997.15
20190305-0019802

WARRANTY DEED

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

STATE OF TENNESSEE, COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $269,500.00.

Judy Linhoss
Affiant

Subscribed and sworn to me this 28th day of February, 2019.

NOTARY PUBLIC

My Commission Expires: July 3, 2021

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLY LAW FIRM (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32234

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
FIREBIRD SFE I, LLC 5001 Plaza on the Lake, #200 Austin, TX 78746	FIREBIRD SFE I, LLC 5001 Plaza on the Lake, #200 Austin, TX 78746	108 12 0B 208.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Matthew C. Askland, a married man**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **FIREBIRD SFE I, LLC**, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13, as shown on the Plan of Final Plat, Section One, Harborview, Final Phase, of record in Plat Book 9700, page 192, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed by Warranty Deed to Matthew C. Askland and Amanda S. Leigh, from Precision Homes, Inc., as recorded on the 12th day of October, 2001 in Instrument No. 20011012-0111390; Quit Claim Deed to Matthew C. Askland and Amanda S. Askland, husband and wife, from Matthew C. Askland and Amanda S. Leigh, as recorded on the 29th day of March, 2007 in Instrument No. 20070329-0037457; Quitclaim Deed to Matthew C. Askland, married, from Matthew C. Askland, married and Amanda L. Byars, f/k/a Amanda S. Askland, married, as recorded on the 25th day of November, 2015 in Instrument No. 20151125-0119529, in the Register's Office of Davidson County, Tennessee.

Subject property is not the principal residence of the Grantor or his spouse.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 property taxes and assessments, which have been prorated by the parties and assumed by the Grantee, and subsequent years taxes or assessments which are not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Harborview, of record in Plat Book 9700, page 192, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 10125, page 494, as amended in Book 10344, page 233, and Book 10386, page 334, Register's Office for Davidson County, Tennessee.

4. By-Laws of record in Book 10316, page 891, Register's Office for Davidson County, Tennessee.

5. Any and all zoning regulations, building restrictions, setback lines, if any, easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2309 Harborwood Point, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and representatives, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and representatives, 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 28 day of February, 2019.

Matthew C. Askland

STATE OF ARIZONA, COUNTY OF Maricopa

Before me personally appeared Matthew C. Askland to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal this 28 day of February, 2019.

NOTARY PUBLIC

My Commission Expires: 04/15/2022

HEATHER RUGG
Notary Public - Arizona
Maricopa County
My Comm. Expires Apr 15, 2022

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)

