WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Judy Linhoss
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: July 3, 2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SUNFIRE 3, LLC	SUNFIRE 3, LLC	
(NAME) 5001 Plaza On The Lake, #200	(NAME) 5001 Plaza On The Lake # 200	15004011100
(ADDRESS) Austin, TX 78746	(ADDRESS) Austin, TX 78746	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **We Aaron S Taylor, a married man and wife, Pong K. Taylor, and Michelle Marie Taylor, an unmarried woman** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **SUNFIRE 3, LLC**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 386 on the Plan of Section Eight, 2nd Revision "The Country", of record in Plat Book 6250, Page 912 and 913, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Aaron S. Taylor, married by Warranty Deed from Alex Grassmick and wife, Meghan Sisko, dated July 14, 2010 and recorded July 21, 2010 of record in Instrument No. 20100721-0057024, Register's Office for Davidson County, Tennessee.

The said Pong K. Taylor and Michelle Marie Taylor joins in the conveyance to waive any and all rights in said property.

All matters shown on the plat of record in Plat Book 6250, Page 912 and 913, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 6250, Pages 912-913; easements of record in Book 6764, Page 735; and 2019 Davidson County, Tennessee, real estate taxes, not yet due and payable

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Karen Johnson Davidson County
Batch# 231718 DEEDWARR
05/17/2019 03:44:30 PM 4 pgs
Fees: $23.00 Taxes: $814.00
20190517-0046963

File No.: 407479
Warranty Deed TN

unimproved ☐

This is improved ☒ 3316 Westcliffe Circle, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 9th day of May, 2019.

Aaron S Taylor

Pong K. Taylor

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aaron S Taylor, a married man and Wife, Pong K. Taylor, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of May, 2019.

Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 407479
Warranty Deed TN

unimproved

This is improved ☒ 3316 Westcliffe Circle, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective this 8 day of May, 2019.

Michelle Marie Taylor

Michelle Marie Taylor

State of Wyoming
County of Campbell

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michelle Marie Taylor, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8 day of May, 2019.

Jane E. Gebhart

Notary Public:
My Commission Expires: 6-3-2022

Jane E. Gebhart – Notary Public
County Of Campbell
State Of Wyoming
My Commission Expires 6-3-2022

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 407479
Warranty Deed TN

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)

