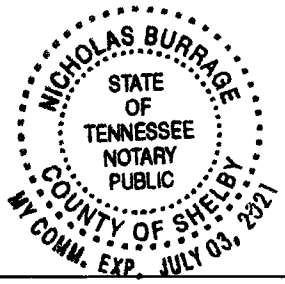
Karen Johnson Davidson County
Batch# 274182 DEEDWARR
08/20/2019 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20190820-0083560

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

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)	(NAME)	
5001 Plaza On The Lake #200	5001 Plaza On The Lake #200	052-13-0B-044.00
(ADDRESS)	(ADDRESS)	
Austin, TX 78746	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 Marcus M. Prosser and Sheri A. Prosser, Husband and Wife**, hereinafter called the GRANTOR(S), has/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:

A certain Tract or parcel of land in Davidson County, state of Tennessee, Described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 59 River Glen, Phase II-A, a Condominium, a Horizontal Property Regime, located on Benay Road, Davidson County, TN, as shown on the plat of River Glen, Phase II-A & B, Condominium apartments, recorded in Plat Book 6900, page 818 and 819, amended in Plat Book 6900, page 808, said Register's Office, and described in a Master Deed recorded in Book 7724, page 289 and Book 7566, page 571, said Register's Office, to which reference is hereby made. The easements, restrictive convenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Glen, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, of record in Book 7724, page 289 and Book 7566, page 571, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copies herein.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 6900, Page 818-819 amended in Book 6900, Page 808; Declaration of Covenants, Conditions and Restrictions of record in Book 7566, Page 571, Book 7724, Page 289, Book 7724, Page 293, Book 8069, Page 158; Easements of record in Book 6900, Page 651, Book 6900, Page 671, Book 6900, Page 804, Book 6900, Page 808; 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.

unimproved ☐

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.

unimproved ☐

This is improved ☒ 2308 Benay Road, Nashville, TN 37214

(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 15th day of August,. 2019.

Marcus M. Prosser

Sheri A. Prosser

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 Marcus M. Prosser and Sheri A. Prosser, 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of August, 2019.

Notary Public: Tracey Trumphour

My Commission Expires: 3.17.21

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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

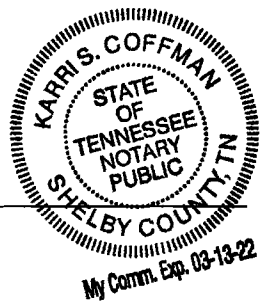
I, Stevie Friesth, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Karri S. Coffman, a notary public for this county and state, Stevie Friesth, 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)