WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $144,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF AUGUST, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES July 3, 2021

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-6147B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
SUNFIRE 3, LLC	SUNFIRE 3, LLC	148-08-0-222.00
5001 Plaza on the Lake, #200	5001 Plaza on the Lake, #200	
Austin, TX 78746 Phone: (512) 851-8911	Austin, TX 78746 Phone: (512) 851-8911	

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,

RICHARD L. POTTS, UNMARRIED AND G. KEVIN KING, MARRIED

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), THEIR HEIRS AND 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 No. 36 on the Plan of Section Nine, Terragon Trails of record in Plat Book 5200, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 36 fronts 63.42 feet on the Southerly margin of Long Branch and extends back 126.60 feet on the Southeasterly line and 128.34 feet on the Northwesterly line to a dead line in the rear, measuring 45.67 feet thereon.

Being the same property conveyed to Richard L. Potts and G. Kevin King by Warranty deed from Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2001-A Asset-Backed Certificates, and Series 2001-A of record in Instrument No. 20080609-0058652 Register's Office for Davidson County, Tennessee, dated June 04, 2008 and recorded on June 09, 2008.

THE GRANTORS' OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS AND/OR THE GRANTORS' SPOUSE(S).

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This conveyance is subject to all subdivision restrictions, building lines, and easements of record in Plat Book 5200, Page 85; Declarations of Covenants, Conditions & Restrictions of record in Book 534, Page 983, Register's Office for Davidson County, Tennessee.

TAXES FOR THE YEAR 2019, NOT YEA DUE AND PAYABLE AND SUBSEQUENT YEARS.

This is property known as 4677 Long Branch, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, their 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.

Karen Johnson Davidson County
Batch# 274190 DEEDWARR
08/20/2019 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $536.13
20190820-0083575

Witness my hand on the 13th day of August, 2019.

Richard L. Potts by Elizabeth J Barnes as attorney-in-fact

Richard L. Potts

By: Elizabeth J. Barnes as attorney-in-fact

G. Kevin King by Elizabeth J Barnes as attorney-in-fact

G. Kevin King

By: Elizabeth J. Barnes as attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared ELIZABETH J. BARNES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Richard L. Potts and G. Kevin King, for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Richard L. Potts and G. Kevin King.

Witness my hand and official seal, this 13th day of August, 2019.



Notary Public

My Commission Expires: _____

File #: 19-6147B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

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)