WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 263,500.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF August, 2019.

Notary Public
COMMISSION EXPIRES: 2/28/23

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 276939 DEEDWARR
08/27/2019 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $974.95
20190827-0086366

R. A. BROOK NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY, TN My Comm. Exp. 02-28-23

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SUNFIRE 3, LLC	SUNFIRE 3, LLC	087-09-0-081
(NAME) 5001 Plaza on The Lake #200	(NAME) same	
(ADDRESS) Austin, TX 78746	(ADDRESS) same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Kimberly Stevens N/K/A Kimberly Westfelt, unmarried and Marshall Stevens, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUNFIRE 3, LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:
Lot 26, NEW HOPE ESTATES, PHASE ONE, as shown on plat of record in Plat Book 9700, Page 319, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kimberly Stevens and Marshall Stevens, wife and husband, by Quit Claim Deed from Freddie E. Stevens, unmarried, of record in Instrument No. 20171130-0122036, in the Register's Office of Davidson County, Tennessee, dated November 28, 2017 and recorded on November 30, 2017.

Being the same property conveyed to Freddie E. Stevens, unmarried, by Quit Claim Deed from Kimberly Stevens and Marshall Stevens, wife and husband, of record in Instrument No. 20170223-0018021, in the Register's Office of Davidson County, Tennessee, dated February 06, 2017 and recorded on February 23, 2017.

Being the same property conveyed to Kimberly Stevens and Marshall Stevens, wife and husband, by Quit Claim Deed from Freddie E. Stevens, unmarried, of record in Instrument No. 20160609-0058455, in the Register's Office of Davidson County, Tennessee, dated March 18, 2016 and recorded on June 09, 2016. The said Kimberly Stevens and Marshall Stevens having since divorced as referenced by Final Decree of Divorce in Docket Number 19D-100, in the Fourth Circuit Court of Davidson County, Tennessee.

Being the same property conveyed to Freddie E. Stevens, Unmarried, by Warranty Deed from Monroe Jackson Boyd, II, Unmarried, of record in Instrument No. 20151118-0116805, in the Register's Office of Davidson County, Tennessee, dated November 06, 2015 and recorded on November 18, 2015.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 9700, Page 319; Declaration of Covenants, Conditions and Restrictions of record in Book 11665, Page 811, Instrument No. 20000322-0029281; and 2019 Davidson County, Tennessee, real estate taxes, not yet due and payable.

This is Improved property, known as 4844 Myra Drive (House Number) (Street) (P.O. Address) Hermitage, TN (City or Town) 37076 (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 GRANTEES, their heirs. successors and assigns forever; and we do covenant with 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 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 GRANTEES, their heirs, successors 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 our hands this 21st day of August, 2019.

Kimberly Stevens, n/k/a Kimberly Westfelt

Marshall Stevens

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Kimberly Stevens, n/k/a Kimberly Westfelt and Marshall Stevens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 21st day of August, 2019.

Notary Public

Commission Expires: 02/10/2021

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

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)