Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
7500 Capital Drive, #200
Germantown, Tennessee 38138
(901) 881-8600

Karen Johnson Davidson County
Batch# 315799 DEEDWARR
11/14/2019 03:25:30 PM 4 pgs
Fees: $23.00 Taxes: $740.00
20191114-0117742

WARRANTY DEED

Effective as of **November 1, 2019,** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Daphne Ragland n/k/a Daphne Coomer, married,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **TRANS AM SFE II, LLC,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Lot 246, HAMPTON PARK (FORMERLY CHITWOOD DOWNS, A PLANNED UNIT DEVELOPMENT), as shown on plat of record in Plat Book 6900, Page 550-552, as amended in Book 7462, Page 445; Book 8110, Page 401 and Book 8181, Page 112, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This real property being all or part of the property conveyed to Grantor by Warranty Deed of record at **Instrument Number 20030723-01031** in the Register's Office of **Davidson County**, Tennessee. Grantor's husband, Eric Coomer, joins in the execution of this instrument for the sole purpose of relinquishing all right, title and interest that he has in the property by virtue of his marriage to Grantor, but does not join in the warranties contained herein.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 6900, Page 550, amended in Book 7462, Page 445, Book 8110, Page 401 and Book 8181, page 112; covenants, conditions and restrictions as set forth in Deed recorded in Deed Book 7351, Page 852 as amended in Book 7451, Page 739 and Book 8336, Page 393; Easements of record in Book 2247, Page 75, Book 7460, Page 930, Book 7489, Page 515, Book 8007, Page 235, Book 8657, Page 179, Book 8739, Page 991, Book 11030, Page 740, Book 11030, Page 743, Book 11030, Page 785, Book 8207, Page 276 and Book 8951, Page 797; all of record in the Register's Office of **Davidson County**, Tennessee; and **2020 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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.

IN WITNESS the Grantor's hand in Calcasieu Parish ~~County,~~ State of Louisiana on this 28 day of October, 2019.

GRANTORS:

Daphne Coomer

Daphne Ragland n/k/a Daphne Coomer

STATE OF Louisiana
COUNTY OF Calcasieu Parish

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Daphne Coomer,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that he/she/they executed the within instrument of his/her/their own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in Calcasieu Parish ~~County,~~ State of Louisiana this 28 day of October, 2019.

SUSAN D. MEADOR NOTARY PUBLIC COMMISSIONED FOR LIFE NOTARY ID # 7620 CALCASIEU PARISH, LA

Susan D. Meador
Notary Public

My Commission Expires:
at death

New Owner Name and Address to: TRANS AM SFE II, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 1029 Tonyawood Dr., Old Hickory, TN 37138 Mail tax bills to: TRANS AM SFE, II, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 063-16-0B-164.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $200,000.00. Karri Coffman AFFIANT Subscribed and sworn to before me this 1st day of November, 2019. NOTARY PUBLIC Commission expires: 9/20/21

KAREN MIEARS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 9-20-2021

GRANTORS:

Eric Coomer

STATE OF TN
COUNTY OF Sumner

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Eric Coomer,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that he/she/they executed the within instrument of his/her/their own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in Sumner **County**, State of TN this 28th day of October, 2019.

Notary Public

My Commission Expires:

11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

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)

