Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
6263 Poplar Ave., Suite #801
Memphis, Tennessee 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 359573 DEEDWARR
02/18/2020 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20200218-0017904

WARRANTY DEED

Effective as of **February 4, 2020,** 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, **Fredrick D. Washington a/k/a Frederick Washington, unmarried,** 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 15, Cane Ridge Farms, Phase One, as shown on plat of record in Instrument No. 20000825-0083988, 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 20020403-0040746** in the Register's Office of **Davidson County**, Tennessee.

This conveyance is made subject to subdivision restrictions, building lines and easements of record at Instrument Number 20000825-0083988; Declaration of Covenants, Conditions and Restrictions of record at Instrument Numbers 20000905-0087103, 20001204-0119093, 20010815-0088370, 20040319-0031603, 20041102-0131848, 20100526-0040558, 20120524-0045182, 20120604-0048269, 20160601-0055259, 20010815-0088360 and 20010815-0088361; Easements of record at Book 4420, Page 36, Book 4428, Page 565, Book 5078, Page 476, Instrument Numbers 20060607-0067535 and 20001030-0107214; and 2020 Davidson County, Tennessee, real estate taxes, not yet due and payable.

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 Davidson County, State of TN on this 4 day of Feb, 2020.

GRANTOR:

Fredrick D. Washington a/k/a Frederick Washington

STATE OF TN
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Fredrick D. Washington a/k/a Frederick Washington,** 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 executed the within instrument of his own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in Davidson **County**, State of TN this 4 day of Feb, 2020.

Notary Public

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

My Commission Expires:

New Owner Name and Address to: TRANS AM SFE II, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 1060 Blairfield Dr., Antioch, TN 37013 Mail tax bills to: TRANS AM SFE II, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 174 11 0A 015.00	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 $260,000.00. AFFIANT Subscribed and sworn to before me this 5 day of February, 2020. NOTARY PUBLIC Commission expires: 9/20/21

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

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)

