Prepared by and return to:
Stevie Friesth
Summit Title & Escrow, LLC
6263 Poplar Ave., Ste. 801
Memphis, TN 38119

Karen Johnson Davidson County
Batch# 371438 DEEDWARR
03/12/2020 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.37
20200312-0027853

WARRANTY DEED

Effective as of **March 5th, 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, **Kathryn M. Heidorn, 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 11, SECTION ONE, HARBORVIEW, FINAL PHASE as shown on plat of record in Plat Book 9700, Page 192, 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 Quit Claim Deed of record at **Instrument No. 20160218-0015630**, in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 9700, Page 192, Declaration of Covenants, Conditions & Restrictions of record in Book 10125, Page 494, amended in Book 10344, Page 233, and Book 10386, Page 334, Book 10316, Page 891, 20160916-0097635, Easements of Record in Book 5807, Page 381, Book 6147, Page 886, and Book 6147, Page 893; Book 7390, Page 270; Book 5856, Page 80, Book 5856, Page 84, Book 5658, Page 984, and Book 5795, Page 181, Book 8068, Page 723 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.

WITNESS the Grantor's hand in Webb County, State of Texas, this the 5 day of Kathryn M. Heidorn, 2020.
GRANTOR:

Kathryn M. Heidorn
Kathryn M . Heidorn

STATE OF TEXAS

COUNTY OF WEBB

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Kahtryn M. Heidorn**, 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 State and County named herein this the 5 day of, March 2020.

LUZ MARIA LOPEZ
Notary ID #124196468
My Commission Expires
September 5, 2022

Notary Public

My Commission Expires: 09-05-2022

New Owner Name and Address to: TRANS AM SFE II, LLC 5001 Plaza On the Lake #200 Austin, TX 78746 Property Address: 3508 Harborwood Cir. Nashville, TN 37214 Mail tax bills to: TRANS AM SFE II, LLC 5001 Plaza On the Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 108-12-0B-206.00	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 **$310,100.00.** Kathryn M. Heidorn AFFIANT Subscribed and sworn to before me this 5 day of March, 2020. NOTARY PUBLIC Commission expires: 09-05-2022

LUZ MARIA LOPEZ
Notary ID #124196468
My Commission Expires
September 5, 2022

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, Cassandra Tucker, 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: 3/13/22

Notary's Seal (If on paper)