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

After Recording, Return To:
Foundation Title and Escrow
277 Mallory Station Ste 102
Franklin TN
37067

WARRANTY DEED

Effective as of **February 18, 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, **FIREBIRD SFE I, LLC,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **KEM Investments 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 Shelby County, State of Tennessee, and described as follows:

Lot 64 on the Plan of Rolling River Estates, Section 1, as shown on plat of record in Plat Book 4860, Page 27, 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 No. 20171127-0120273** 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 4860, Page 27; Declarations of Covenants, Conditions & Restrictions of Record in Instrument Nos. 4892, Page 689; Book 4892, Page 679; Book 4788, Page 950; Book 4871, Page 640; Book 4892, Page 671; Book 8276, Page 552 and Book 5689, Page 652 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.

Karen Johnson Davidson County
Batch# 375514 DEEDWARR
03/20/2020 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20200320-0030915

WITNESS the Grantor's hand in Travis County, State of Texas on this 18th day of March, 2020.

GRANTOR:

FIREBIRD SFE I, LLC
By: Main Street Renewal
Its: Authorized Signor

By: Alyson Cimino
Its: Closing Supervisor

STATE OF Texas
COUNTY OF Travis

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Alyson Cimino, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the authorized signor to execute the instrument for FIREBIRD SFE I, LLC, the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained, by personally signing her name as Authorized Signor.

SWORN and signed before me, a Notary Public in and for the State and County named herein, on March 18th, 2020.

Notary Public

My Commission Expires:

COREY LEE JONES
Notary ID #132283722
My Commission Expires
December 13, 2023

New Owner Name and Address to: KEM Investments LLC 450 St. Andrews DR Murfreesboro TN 37128 Property Address: 7028 Cotton Blossom Lane Nashville, TN 37221 Mail tax bills to: KEM Investments LLC 450 St. Andrews DR Murfreesboro TN 37128 Parcel I.D. Number: 141150A026.00	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 $250,000.00. AFFIANT Subscribed and sworn to before me this 19 day of March, 2020. NOTARY PUBLIC Commission expires: 1-4-2021

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)