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

Karen Johnson Davidson County
Batch# 375588 DEEDWARR
03/20/2020 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $851.93
20200320-0031023

WARRANTY DEED

Effective as of **March 16, 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, **Wei Xing Guo, 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:

Land in Davidson County, Tennessee, being Lot No. 237, PHASE III, PICCADILLY SQUARE, a Planned Unit Development, as shown on Plat of record in Plat Book 6250, Pages 892-894, 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. 20110527-0040767, in the Register's Office of Davidson County, Tennessee. **The Grantor certifies that the herein property is strictly investment property and does not constitute as his homestead.**

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 6250, Page 892-894; Declaration of Covenants, Conditions and Restrictions recorded in Book 6236, Page 683, and amendments recorded in Book 6295, Page 506; Book 6295, Page 520; Book 6295, Page 534; Book 6300, Page 409; Book 6496, Page 100; Book 6496, Page 107; Book 6496, Page 114; Book 6518, Page 184; Book 6518, Page 190; re-recorded amendment recorded in Book 6306, Page 833; amendments of by-laws recorded in Book 6295, Page 572; Book 6295, Page 580; Book 6295, Page 548; Book 6300, Page 431; amendments to articles of Incorporation recorded in Book 6295, Page 588; Book 6295, Page 556; Book 6295, Page 564; Book 6300, Page 423; Book 6295, Page 596; Book 6295, Page 602; Book 6300, Page 439 and Document of Clarification recorded in Book 6830, Page 739, Book 6355, Page 322, 7288, Page 963, Book 7778, Page 366; Easements of Record in 854, Page 73, Book 6186, Page 238, Book 6251, Page 616, and Book 10435, Page 902, Book 6530, Page 819, Book 6530, Page 823, Book 6846, Page 653, Book 6298, Page 491, Book 6846, Page 606 and Book 7883, Page 280, Book 6782, Page 518; 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 DAVIDSON County, State of TN, this the 16 day of March, 2020.

GRANTOR:

Wei Xing Guo

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Wei Xing Guo**, 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 16 day of, MARCH 2020.

SHARON C. ADAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2020

Notary Public

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: 205 Aldwych Way, 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: 149 01 0B 102.00	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 **$230,251.00.** AFFIANT Subscribed and sworn to before me this 16 day of March, 2020. NOTARY PUBLIC Commission expires:

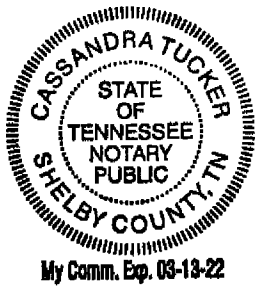
SHARON C. ADAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2020

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)