STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $229,000.00

Affiant

Subscribed and sworn to before me, this 19th day of March, 2020.

Notary Public

My commission expires: July 3, 2021

NICHOLAS BURRAGE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. JULY 03 2021

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
383 East Main Street, Ste. 110
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
TRANS AM SFE II, LLC	**TRANS AM SFE II, LLC**	**150090A04800CO**
5001 Plaza on the Lake, Suite 200	**5001 Plaza on the Lake, Suite 200**	
Austin, TX 78746	**Austin, TX 78746**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Uchenna Oku a/k/a Uchenna I. Oku, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TRANS AM SFE II, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot Number 202 on the Plan of Forest View Park Section VII Subdivision, of record in Book 6900, Page 162, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Uchenna Oku from Kingsley Chinenye Oku by Quitclaim Deed dated June 30, 2008, of record in Instrument No. 20080723-0075275, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
Restrictions, dedications, conditions, reservations, easements and other matters shown on theplat of Forest View Park Section VII, as recorded in Plat Book 6900, Page(s) 162. Declaration of Covenants, Conditions and Restrictions recorded in Book 7079, Page 472and Amendment recorded in Book 7235, Page 411. Easement for Right-of-Way, recorded in Book 437, Page 21; Book 2244, Page 13; Book 3463,Page 126; Book 3852, Page 675; Book 4607, Page 484. Easement for Grant of Transmission Line, recorded in Instrument No. 20020911-0110966. Common Area Deed recorded in Book 8083, Page 807. All references herein are to the records of the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (____) property known as 904 Traceton Court, Antioch, TN 37013.

Karen Johnson Davidson County
Batch# 379549 DEEDWARR
03/30/2020 04:26:30 PM 3 pgs
Fees: $18.00 Taxes: $847.30
20200330-0034157

HE2020-0050

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my/our hand(s) this 19th day of March, 2020.

Uchenna Oku a/k/a Uchenna I. Oku

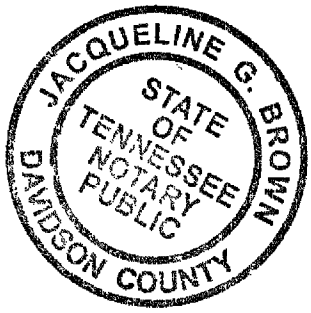
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Uchenna Oku,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of March, 2020.

Notary Public

My Commission Expires: 1-8-22



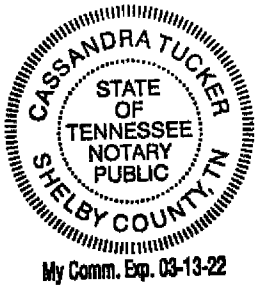
HE2020-0050

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)