Karen Johnson Davidson County
Batch# 379555 DEEDWARR
03/31/2020 07:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,167.35
20200331-0034165

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle Ste 150
Brentwood, TN 37027

CRT File No. 200224753

CHARLES GARY EZZELL
NOTARY PUBLIC
REGISTRATION # 7696551
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
SEPTEMBER 30, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $315,500.00

Affiant

Subscribed and sworn to before me, this 25th day of March, 2020.

Charles Gary Ezzell
Notary Public
My Commission Expires: September 30, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
TRANS AM SFE II, LLC 5001 Plaza on the Lake #200 Austin, TX 78746	TRANS AM SFE II, LLC 5001 Plaza on the Lake Ste. 200 Austin, TX 78746	Tax Parcel ID No. 155-10-0A-088.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kim Regan Fox by Pamela Jane Hawthorne, Conservator** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **TRANS AM SFE II LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 12, McCrory Trace Estates, as shown on plat of record in Plat Book 6900, Page 720-723, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 12, which is a corner lot, fronts 98.17 feet on the Northeasterly margin of Indian Ridge Drive and fronts 70.00 feet on the Southeasterly margin of Indian Hills Drive, said Frontages being jointed by a curve having a length of 42.20 feet, and extends back 111.48 feet on the Northeasterly line and 73.92 feet on the Southeasterly line, to a point of intersection.

Being the same property conveyed to William Bailey Vaughn Trustee by Quitclaim Deed from Kim Regan Fox and Jo-An Fox of record in Instrument No. 20020205-0015830 Register's Office for Davidson County, Tennessee, dated January 31, 2002 and recorded on February 05, 2002 and within the same deed the said William Bailey Vaughn, Trustee conveyed his interest in the subject property to Kim Regan Fox and Jo-An Fox Tenants by Entirety. Jo-An Fox having since died on September 24, 2018 in Davidson County, Tennessee. See Affidavit of Scrivener's Error in Instrument Number 20200310034164 re Final Decree Appointing Conservator in the Chancery Court of Cheatham County, Tennessee at Ashland City in Docket No P-3191.

Being also known as 8428 Indian Hills Drive Nashville, TN 37221.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 720 through 723, inclusive as corrected by Surveyor's Correction of record in Book 7825, Page 429, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7241, Page 597 and

Book 7576, Page 846, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of McCrory Trace Homeowner's Association, Inc. of record in Book 7576, Page 831, in the Register's Office for Davidson County, Tennessee.

Charter of McCrory Trace Homeowner's Association, Inc. of record in Book 7576, Page 821, in the Register's Office for Davidson County, Tennessee.

Conveyance of Open Space to Homeowner's Association of record in Book 7820, Page 342, re-recorded in Book 8013, Page 698, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 8428 Indian Hills Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of March, 2020.

Kim Regan Fox

X ~~Kim Regan Fox~~ Pamela Jane Hawthorne Conservator

By: Pamela Jane Hawthorne, Conservator

STATE OF Virginia
COUNTY OF Fairfax

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pamela Jane Hawthorne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Conservator for Kim Regan Fox and that she is authorized by the Chancery Court of Cheatham County, Tennessee as Ashland City in Docket No P-3191 to execute this instrument on behalf of Kim Regan Fox.

WITNESS my hand, at office, this 25th day of March, 2020.

Charles Gary Ezzell
Notary Public

My Commission Expires: September 30, 2020

CHARLES GARY EZZELL
NOTARY PUBLIC
REGISTRATION # 7696551
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
SEPTEMBER 30, 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)