Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow, Ste. 115
Memphis, TN 38120
17110071
TG#6315870

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Shelby
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $187,000.00.

Linda Skaggs, Agent
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE ~~18th~~ 22nd day of May, 2017.

NOTARY PUBLIC

My commission expires: 4-20-19

MELISSA T. MOORE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 20, 2019
COUNTY OF SHELBY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Property Owner 1, LLC	SAME	164-16-0A-105.00-CO
(NAME)	(NAME)	
PO Box 4090		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261		

BILL GARRETT, Davidson County
Trans:T20170043711 DEEDWARR
Recvd: 05/23/17 11:11 2 pgs
Fees:13.00 Taxes:691.90
20170523-0051100

Warranty Deed

For and in Consideration of the sum of $187,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Krystynna Winkowski Fore and Joshua Fore, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Property Owner 1, LLC, a Delaware Limited Liability Company**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being Lot Number 69, Meadow Woods, Section Four, in Instrument No. 200106050058115, Register's Office for Davidson County, Tennessee, which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Krystynna Winkowski by Deed from Hanny Abadir and Erin Basale, dated 12/10/2009, of record in Instrument No. 20100104-000071, said Register's Office. The said Krystynna Winkowski having since married Joshua Fore and is now know as Krystynna Winkowski Fore.

Joshua Fore, spouse of Krystynna Winkowski Fore, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead he may have in the aforedescribed property by virtue of his marriage to Krystynna Winkowski Fore.

This property is __unimproved _X_improved property known as: 1609 Soulshine Place, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 19th day of May, 2017.

Krystynna Winkowski Fore

Joshua Fore

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Krystynna Winkowski Fore and Joshua Fore, the herein bargainor, 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.

Witness my hand and official seal, this the 19th day of May, 2017.

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122