NC

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170053147 DEEDWARR
Recvd: 06/21/17 11:36 2 pgs
Fees: 13.00 Taxes: 760.35
20170621-0062467

ASHLEY M CAMERON Notary Public Gaston County My Commission Expires 1/7/2020 NORTH CAROLINA

File No. TE0003051

STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~ Mecklenburg

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,500.00.

KCassidy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2017.

Ashley M Cameron
Notary Public

MY COMMISSION EXPIRES: 1/7/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CSH Property One, LLC	c/o Colony Starwood Homes	182-06-0A-266.00-CO
(NAME)	(NAME)	
8665 E. Hartford Dr., Ste. 200	8665 E. Hartford Drive STE 200	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85255	Scottsdale, AZ 85255	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Tara Leurs, a married woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CSH Property One, LLC, a Delaware Limited Liability Company, c/o Colony Starwood Homes, 8665 E. Hartford Drive, STE 200, Scottsdale, AZ 85255** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 218 on the Plan of Old Hickory Hills Phase Two-Section Four of record in Instrument No. 20041220-0151235, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Tara Leurs, a married woman, by Warranty Deed from Andrea R. Leurs, a single woman, dated May 5, 2017, recorded May 8, 2017 in Instrument No. 20170508-0045621, Register's Office for Davidson County, Tennessee.

Grantor hereby covenants that the subject property has not been a marital residence.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 8324 Ramstone Way, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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 hand this 15th day of June, 2017.

Tara Leurs

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tara Leurs, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 15th day of June, 2017.

Notary Public

My commission expires: 11-5-19

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206.