Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow, Ste. 115
Memphis, TN 38120
17110194
TG#6418101
Tribeca#231399

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20170057053 DEEDWARR
Recvd: 07/05/17 10:10 2 pgs
Fees:13.00 Taxes:704.85
20170705-0067223

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or value, whichever is greater, for this transfer is $190,500.00.

Affiant

Subscribed and sworn to before me, this 26th day of June, 2017.

Notary Public
My commission expires: 4-2019

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

06-1706-76740

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Property Owner 2, LLC<br>P.O. Box 4090<br>Scottsdale, AZ 85261 | Property Owner 2, LLC<br>P.O. Box 4090<br>Scottsdale, AZ 85261 | 176050A 115.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jason A. Barker, a married man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Property Owner 2, LLC, a Delaware Limited Liability Company**, hereinafter called the Grantees, their 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 No. 100 on the Plan of Hickory Woods Estates, Section C, of record in Plat Book 6900, Page 884, Register's Office or said County, to which reference is made for a more complete description.

Being the same property conveyed to Jason A. Barker, an unmarried man by Warranty Deed of record at Instrument No. 20040518-0057961, dated 4/2/2004 and recorded 5/18/2004, in the Register's Office of Davidson, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Ben Chiles, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This property is improved property known as 5356 Sunnyvale Dr., Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Jason Barker
Jason A. Barker

B Chiles
Ben Chiles

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jason A Barker and Ben Chiles**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, Tennessee, this 15th day of June, 2017.

Jason C Nguyen
Notary Public
State of Tennessee at Large

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY