WARRANTY DEED

BILL GARRETT, Davidson County

Trans: T20170059212 DEEDWARR
Recvd: 07/11/17 11:40 3 pgs
Fees: 18.00 Taxes: 820.66

20170711-0069652

Y-FSBO-17-1765

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$225,000.00~~ $821,800.00 mm

Katie Craddock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 4-20-19
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Property Owner 2, LLC	**Property Owner 2, LLC**	
(NAME)	(NAME)	
PO Box 4090	**PO Box 4090**	**174-11-0A-494.00-CO**
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	**Scottsdale, AZ 85261**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DARNELL A. SUTTON, AND JESSICA SUTTON, HUSBAND AND WIFE,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **PROPERTY OWNER 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, its heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 45, on the plan of Cane Ridge Farms Subdivision, Phase 3, Section 1, as the same appears of record in Instrument No. 20070703-0079200, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Darnell A. Sutton, an unmarried man by Quitclaim deed from Darnell A. Sutton, divorced not remarried and Leilani M. Sutton, divorced not remarried of record in Instrument No. 20160218-0015314 Register's Office for Davidson County, Tennessee, dated January 04, 2016 and recorded on February 18, 2016.

NOTE: JESSICA SUTTON JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter a lien not yet due and payable.
- All matters shown on the Plan of record as Instrument Number 20070703-0079200, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Cane Ridge Farms, of record in Instrument Number 20000905-0087103, as amended in Instrument Number 20001204-0119093 Instrument Number 20010815-0088370, Instrument Number 20040319-0031603, Instrument Number 20041102-0131848 and Instrument Number 20100526-0040558 and Declaration of Covenants, Conditions and Restrictions for Cane Ridge Farms, LLC, of record in Instrument Number 20060112-0004819, as amended in Instrument Number 20101228-0102708, Register's Office for Davidson County, Tennessee.
- Charter for Cane Ridge Farms Homeowners Association, Inc., of record in Instrument Number 20010815-0088360, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Cane Ridge Farms Homeowners Association, Inc. attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20000905-0087103, in the Register's Office for Davidson County, Tennessee.
- Conveyance for Open Space to Homeowner's Association of record in Instrument Number 20010815-0088361, in the Register's Office for Davidson County, Tennessee.
- TVA Right of Way of record in Book 4420, Page 36 and Book 4428, Page 565, in the Register's Office for Davidson County, Tennessee.
- Right of Way to Metro of record in Book 5078, Page 476, in the Register's Office for Davidson County, Tennessee.
- Telephone Right of Way of record in Instrument Number 20020123-0009340, in the Register's Office for Davidson County, Tennessee.
- Storm Water Plan of record in Instrument Number 20070130-0012097 and Instrument No. 20050825-0101604, in the Register's Office for Davidson County, Tennessee.

- Right of Way of record in Instrument Number 20060607-0067535, in the Register's Office for Davidson County, Tennessee.
- Easement to United Telephone Company of record in Instrument Number 20060927-0119247, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1765 Elijah Ryan Drive, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 28th DAY OF JUNE, 2017.

Darnell A. Sutton

Jessica Sutton by Darnell A Sutton, Attorney-In-Fact
Jessica Sutton by Darnell A. Sutton, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DARNELL A. SUTTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of June, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DARNELL A. SUTTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JESSICA SUTTON, and who acknowledged he executed the same as the free act and deed of the said JESSICA SUTTON.

Witness my hand and official seal, this the 28th of June, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow, Ste. 115
Memphis, TN 38120
17110210
T6# 6425916
Tribeca# 218070

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF Ohio
COUNTY OF Franklin

I, the undersigned, do hereby swear and affirm that I am the attorney-in-fact for **Jessica Sutton**, by virtue of a Power of Attorney duly executed by the said **Jessica Sutton**, and:

☐ appearing of record at _____ in the Register's Office of _____ County, Tennessee; or

☒ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said **Jessica Sutton** is alive and well and has not revoked or rescinded the powers granted me under the Power of Attorney described above.

FURTHER THE AFFIANT SAYETH NAUGHT.

ATTORNEY IN FACT:

Darnell A. Sutton

SWORN to and subscribed before me, this the 29th day of June, 2017.

Notary Public

My Commission Expires: 12/14/21 (SEAL)

NATHAN FOWLE - NOTARY PUBLIC
COMM EXP. DEC 14, 2021
STATE OF OHIO