RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
RT File No. 17110657, T.G. File No. 6641550, Tribeca No. 248863

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Property Owner 4, LLC
P.O. Box 4090
Scottsdale, AZ 85261

SEND TAX BILLS TO:
Property Owner 4, LLC
P.O. Box 4090
Scottsdale, AZ 85261

Bill Garrett Davidson County
Batch# 26260 **DEEDWARR**
11/16/2017 09:45:19 AM 2 pgs
Fees: $13.00 Taxes: $762.20

20171116-0117714

WARRANTY DEED

(Map 150-09-0A, Parcel 046.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **KRISTINA HURLEY, single,** hereinafter referred to as "Grantor", has bargained and sold and do hereby transfer and convey unto **PROPERTY OWNER 4, LLC, a Delaware Limited Liability Company,** hereinafter referred to as "Grantee", it's successors and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> BEING Lot No. 200, Section 7 on the Plan of Forest View Park of record in Plat Book 6900, Page 162, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete legal description.
>
> BEING the same property conveyed to Kristina Hurley, by Special Warranty Deed from Household Financial Center, Inc., dated January 22, 2009, of record in Instrument No. 20090305-0019472, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 6900, page 162; Restrictive Covenants of record in Book 7079, page 472 and amended in Book 7235, page 411; Homeowners Association By-Laws of record in Book 7079, page 492; HOA Open Space Deed of record in Book 8083, page 807; Easement to Columbia Pipeline of record in Book 3852, page 679; Tennessee Valley Authority Easement of record in Book 437, page 21 and Book 7269, page 389; Right-of-Way Agreement of record in Book 4607, page 484; Sewer Easement of record in Book 7582, page 193; Easement to Columbia Gulf Transmission Company of record in Book 3463, page 126; Grant of Transmission Line Easement to USA of record in Instrument No. 20020911-0110966; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 909 Traceton Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, it's successors and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the

same is unencumbered except as noted herein, and for the 2017 real property taxes which will be prorated at closing and paid by the Grantor.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, it's successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 3rd day of November, 2017.

KRISTINA HURLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 3rd day of November, 2017.

Notary Public

My Commission Expires: May 15th, 2021

(SEAL)

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $206,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 3rd day of November, 2017.

Notary Public

My commission expires: May 15th, 2021

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. 20170905