WARRANTY DEED

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. 2017253
TG: 0183167
Tribeca No: 248893

STATE OF ~~TENNESSEE~~ CA
COUNTY OF San Diego
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$200,000.00~~ 195,305.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~9th~~ 8th day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: ~~JANUARY 2, 2020~~

(AFFIX SEAL)

CATHLEEN SMITH
Commission # 2136886
Notary Public - California
San Diego County
My Comm. Expires Jan 2, 2020

THIS INSTRUMENT WAS PREPARED BY
Steven P. Disser, Attorney
GREATER NASHVILLE TITLE & CLOSING CO.
200 Madison St.
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Property Owner 4, LLC	Same as owner	176 05 0B 162.00
(NAME)	(NAME)	
P.O. Box 4090		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 26260 DEEDWARR
11/16/2017 09:45:19 AM 2 pgs
Fees: $13.00 Taxes: $722.26

20171116-0117716

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, SHARI L. SIMON, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PROPERTY OWNER 4, LLC,* 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: * A Delaware Limited Liability Company

Being Lot No. 266 on the plan of Hickory Woods Estate, Section C, of record in Plat Book 6900, page 884-887, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description, said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Shari L. Simon by Special Warranty Deed from the Secretary of Veterans Affairs, an Officer of the United States of America, dated January 22, 2003, recorded February 4, 2003, of record in Instrument No. 20030204-0015288, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF HICKORY WOODS ESTATE, SECTION C, OF RECORD IN PLAT BOOK 6900, PAGES 884-887, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO EASEMENT AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

unimproved ☐

This is improved ☑ property, known as 6312 Wildgrove Dr., 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 GRANTEE, its successors and assigns forever; and do covenant with the said GRANTEE that 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 do further covenant and bind , heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 8th day of November, 2017.

Shari L. Simon

STATE OF California

COUNTY OF SAN DIEGO

8TH AS 11/8/17 AS. 11/8/17

On this ~~8th~~ day of November, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Shari L. Simon**, with whom I am ~~personally acquainted~~ (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
JANUARY 2, 2020

Notary Public,

GAYLOR V. SMITH
Notary Public – California
San Diego County
Commission # 2135898
My Comm. Expires Jan 2, 2020

Return To:
Realty Title & Escrow
6525 Quail Hollow, Suite 115
Memphis, TN 38120