WARRANTY DEED

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. 17110696
TN: 0172507
Tribeca No: 2595623

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $204,000.00.

Affiant

Subscribed and sworn to me on November 29th, 2017.

NOTARY PUBLIC

My Commission Expires: 9-16-18

LINDA A. GRAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. SEPT. 16, 2018

Bill Garrett
Batch# 35529
12/08/2017 02:52:05 PM
Fees: $18.00 Taxes: $754.80

Davidson County
DEEDWARR
3 pgs

20171208-0125609

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole, Esq.
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31128

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Property Owner 4, LLC P. O. Box 4090 Scottsdale, AZ 85261	SAME ADDRESS AS NEW OWNER	-182060A 404.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jennifer C. Mayville and James Mayville, wife and husband, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Property Owner 4, LLC, a Delaware limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being all of Lot No. 341, on the plan of Final Plat for Cluster Lot Subdivision, Old Hickory Hills, Phase Three, Section Two, according to plat and survey appearing of record in Instrument Number 20070516-0058484, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Jennifer C. Mayville and James Mayville, wife and husband, by Warranty Deed from Old South Properties, Inc., a Tennessee corporation of record in Instrument No. 20120806-0069683, dated 7/23/2012 and recorded 8/6/2012, in the Register's Office of Davidson, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson taxes which have been which have been paid by Grantor and prorated by the parties, and taxes or special assessments which are not shown as existing liens by the public record.
2. Subdivision restrictions, building lines and easements of record in 20070510-0056155, 20070516-0058484, in the Register's Office of Davidson County, Tennessee.
3. Easement(s) of record at Instrument No. 20010306-0021333, 20001030-0107214, 20020123-009339, in the aforesaid Register's Office.
4. Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 22020123-0009417, Amendment at Instrument No. 20081219-0121385, in the aforesaid Register's Office.
5. Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20020116-0006750, Amendment at Instrument No. 2010116-0091730, in the aforesaid Register's Office.
6. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 9004 Ristau Drive, 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 GRANTEE, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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/our hand(s) this 28 day of November, 2017.

Jennifer C. Mayville

Jennifer C. Mayville

James Mayville

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 28, 2017, before me personally appeared Jennifer C. Mayville and James Mayville to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on November 28, 2017.

NOTARY PUBLIC

My Commission Expires: 9-7-21

