Bill Garrett Davidson County
Batch# 38646 DEEDWARR
12/18/2017 10:17:15 AM 2 pgs
Fees: $13.00 Taxes: $765.90

20171218-0128455

RETURN TO Realty Title 6525 N. Quail Hollow Rd #115 Memphis, TN 38120 (901) 260-4055 RT File No. 17110719 T.G. File No. 6684369 Tribeca No. 260121 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Shelby The actual consideration or value, whichever is greater, for this transfer is $207,000.00. Affiant Subscribed and sworn to before me, this 11th 12th day of December, 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

THIS INSTRUMENT PREPARED BY:
SolomonParks Title & Escrow, LLC
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Property Owner 4, LLC	Property Owner 4, LLC	176-05-0A-009.00-CO
P.O. Box 4090	P.O. Box 4090	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

John P. Robinson and Gregory L. Ward, a married couple

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Property Owner 4, LLC, a Delaware Limited Liability Company

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 26, Hickory Woods Estates, Section 'C', as shown on plat of record in Plat Book 6900, Page 885 to 887, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more particular description of said property

Being the same property conveyed to John P. Robinson, unmarried by Warranty deed from Holigan Family Investments, Inc. of record in Book 10465, page 276, Register's Office for Davidson County, Tennessee, dated May 20, 1997 and recorded on May 23, 1997. The said John P. Robinson, having since married.

Gregory L. Ward hereby joins in the execution and conveyance of subject property to convey any and all marital rights he may have in and to subject property.

This is improved property known as **6517 Wildgrove Drive, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 11th day of December, 2017.

John P. Robinson

Gregory L. Ward

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, John P. Robinson and Gregory L. Ward, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 11th day of December, 2017.

Notary Public
My Commission Expires: Sept. 10, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SP 11/2015