Bill Garrett Davidson County
Batch# 39838 DEEDWARR
12/20/2017 10:19:22 AM 2 pgs
Fees: $13.00 Taxes: $717.80
20171220-0129502

RECORD ~~AND RETURN TO~~:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW170502

WARRANTY DEED

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. TW170502
TG: 687972
Tribeca No: 2160144

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,000.00.

Mary Martin
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2017.

Linda A. Gray
NOTARY PUBLIC

My commission expires: Sept. 16, 2018

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

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Property Owner 4, LLC, a Delaware limited liability company P.O. Box 4090 Scottsdale, AZ 85261	Property Owner 4, LLC, a Delaware limited liability company P.O. Box 4090 Scottsdale, AZ 85261	182 06 0A 397.00CO

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Four Thousand and 00/100 Dollars ($194,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SAMANTHA M. MARCHAND, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **PROPERTY OWNER 4, LLC***, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

*a Delaware limited liability company

Being Lot No. 334, Final Plat for Cluster Lot Subdivision, Old Hickory Hills, Phase Three, Section Two, as the same appears of record in Instrument No. 20070516-0058484, 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 Samantha M. Marchand, an unmarried woman, by Warranty Deed from Greenvale Construction, LLC, dated 6/17/2009, recorded 7/13/2009, of record in Instrument No. 20090713-0065406, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 9032 Ristau Drive, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of December, 2017.

SAMANTHA M. MARCHAND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Samantha M. Marchand, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of December, 2017.



Notary Public

Jennifer Gentry
Printed Notary Name

My commission expires: 6/9/2020