# WARRANTY DEED

**RETURN TO**
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
RT File No. 17110769
T.G. File No. 6711104
Tribeca No. 260841

State of Tennessee
County of ~~Davidson~~ Shelby ss

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 9-16-18

(AFFIX SEAL)

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

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBER: |
|---|---|---|
| Property Owner 4, LLC, a Delaware Limited Liability Company | Property Owner 4, LLC a Delaware Limited Liability Company | 164130 061.0 |
| (NAME) | (NAME) | |
| P.O.Box 4090 | P.O. Box 4090 | |
| (ADDRESS) | (ADDRESS) | |
| Scottsdale, AZ 85261 | Scottsdale, AZ 85261 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Bill Garrett Davidson County
Batch# 45241 **DEEDWARR**
01/08/2018 10:28:12 AM 2 pgs
Fees: $13.00 Taxes: $839.90

20180108-0002136

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Ronald P. Beal,*** husband and wife, hereinafter called the GRANTORS, 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 GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: * and Monet Y. Beard,

Lot 227, First Revision, Asheford Crossing, Section Two, of record in Plat Book 9700, Page 171, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more particular description of said lot.

Being the same property conveyed to Ron P. Beal, unmarried, by Warranty Deed of record in Book 11585 , Page 96, dated 7/12/1999 recorded 7/23/1999, in the Register's Office for County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Monet Y. Beard joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☑ property, known as 5816 Murphywood Crossing, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my/our hands this 21st day of December, 2017.

Ronald P. Beal

Monet Y. Beard

Monet Y. Beard

State of Tennessee
County of ~~Davidson~~ Wilson

Personally appeared before me Ronald P. Beal and Monet Y. Beard, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of December, 2017.

Notary Public
My Commission Expires: 6.1.19

KRYSTN T. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-01-2019

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