This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW17631

Bill Garrett Davidson County
Batch# 47278 DEEDWARR
01/11/2018 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20180111-0003980

Send Tax Bills / Address of New Owner:
Property Owner 4, LLC
P O Box 4090
Scottsdale, AZ 85261
(480) 588-6121

New Owner is:
Property Owner 4, LLC

MAP: 150-09-0A
PARCEL: 152.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Christie A. Payne, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Property Owner 4, LLC, a Delaware Limited Liability Company**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:
Improved Property Commonly Known As: 3429 Calais Circle, Antioch, TN 37013

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit: Lot 348, on the Plan of Forest View Park, Section X, Phase Two, as recorded in Plat Book 7900, Page 720, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot. Being the same property conveyed to Christie A. Payne, an unmarried woman, by warranty deed recorded at Instrument No. 20170214-0015260 in the Register's Office of Davidson County, Tennessee; Christie A. Payne subsequently conveyed title to herself and Michael Dean Church, a married man, as joint tenants with right of survivorship, by quit claim deed recorded at Instrument No. 20170329-0030367 in said Register's Office; Michael Dean Church subsequently conveyed his interest in title to Christie A. Payne, by quit claim deed recorded at Instrument No. 20171127-0120473 in said Register's Office.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind herself and her heirs and representatives to

warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, its heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 15th day of December, 2017.

GRANTOR:

Christie A. Payne

Christie A. Payne

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Christie A. Payne**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 10-11-2021

M. LYNN BOODEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Affiant

SWORN TO and subscribed before me this 15th day of DECEMBER 2017.

NOTARY PUBLIC

My commission expires: 6/17/19

KATIE CRADDOCK STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

I, Matthew J. McDonald, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Matthew J. McDonald

State of Tennessee

County of Shelby

Personally appeared before me, the undersigned notary public for this county and state, MATTHEW J. McDONALD, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Notary's Signature

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

MY COMMISSION EXPIRES: Sept. 16, 2018

Notary's Seal (If on paper)