RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. 18110003
TG: 0749281
Tribocan No: 259951

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Shelby
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $197,500.00.
Tracy Martin
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE THIS THE 19th day of January, 2018.
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

Bill Garrett Davidson County
Batch# 51844 **DEEDWARR**
01/26/2018 10:16:13 AM 2 pgs
Fees: $13.00 Taxes: $730.75
20180126-0008330

THIS INSTRUMENT PREPARED BY
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Property Owner 4, LLC (NAME)	Property Owner 4, LLC (NAME)	149030A 029.00
PO Box 4090 (ADDRESS)	P.O. Box 4090 (ADDRESS)	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	

Warranty Deed

For and in Consideration of the sum of $197,500.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **James D. O'Dneal and wife, Talia R. O'Dneal,** hereinafter called the **GRANTOR(S)**, have/has 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(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 96, on the Plan of Chelsea Village Addition, Section 2, as of record in Plat Book 7900, Page 903, said Register's Office, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to James D. O'Dneal and wife, Talia R. O'Dneal by Warranty Deed of record in Book 9849 Page 764, dated 10/31/1995 and recorded 11/3/1995, in the Register's Office of Davidson, Tennessee.

This property is __unimproved _X_improved property known as: 3261 Clapham Road, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 19th day of January, 2018.

James D. O'Dneal

Talia R. O'Dneal

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James D. O'Dneal and Talia R. O'Dneal, the herein bargainor, 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 official seal, this the 19th day of January, 2018.

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122