RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. T1110765
TG: U721313
Tribeca no: 2018208

NEW OWNER:

PROPERTY OWNER 4, LLC
P. O. BOX 4090
SCOTTSDALE, AZ 85261

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 17-2050

Map & Parcel 182-06-0A-356.00

Space for Recorder's stamp

Bill Garrett Davidson County
Batch# 51845 DEEDWARR
01/26/2018 10:17:42 AM 2 pgs
Fees: $13.00 Taxes: $895.40
20180126-0008331

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Forty-Two Thousand and 00/100 Dollars ($242,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JUSTIN MILLER** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **PROPERTY OWNER 4, LLC, a Delaware Limited Liability Company**, ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Being all of Lot No. 293 on the plan of Final Plat for Cluster Lot Subdivision, Old Hickory Hills, Phase Three, Section Two, according to plat and survey appearing of record in Instrument No. 20070516-0058484, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Justin Miller, an unmarried man, by deed from Ole South Properties, Inc., dated August 16, 2012, and of record in Instrument No. 20120821-0074976, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **9205 THOMASON TRAIL, ANTIOCH, TN 37013**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors 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 all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20070516-0058484, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

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

AND I, TRACY MILLER, spouse of the said JUSTIN MILLER, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantee, its successors and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

WITNESS OUR SIGNATURE hereto this 16th day of January, 2018.

JUSTIN MILLER

TRACY MILLER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JUSTIN MILLER and TRACY MILLER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of January, 2018.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$242,000.00**.

AFFIANT

Sworn to and subscribed to before me this 16th day of January, 2018.

NOTARY PUBLIC

My commission expires: Sept. 16, 2018

LINDA A. GRAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. 9-16-2018