RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
RT File No. 17110654
TG File No. 6636670
Tribeca No. 248343

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SHELBY Hog

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,400.00

Affiant

Subscribed and sworn to before me, this 31ST DAY OF ~~JANUARY~~ FEBRUARY Hog 2018.

Notary Public

MY COMMISSION EXPIRES: Sept. 16, 2018

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Property Owner 4, LLC, a Delaware Limited Liability Company	Property Owner 4, LLC (NAME)	
P O BOX 4090 (ADDRESS)	P O Box 4090 (ADDRESS)	176050A13700
Scottsdale, AZ 85261 (CITY) (STATE) (ZIP)	Scottsdale, AZ 85261 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Michael R. Sawyers and wife, Christy Lynn Sawyers, 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, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 78 ON THE PLAN OF HICKORY WOODS SECTION C OF RECORD IN PLAT BOOK 6900, PAGE 885-887, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL R. SAWYERS, A SINGLE PERSON BY WARRANTY DEED FROM HOLIGAN FAMILY INVESTMENTS, INC. OF RECORD IN BOOK 10383, PAGE 737, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

CHRISTY LYNN SAWYERS JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 601 Birchbrook Ct., 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 hand(s) this 31st day of January, 2018.

Bill Garrett Davidson County
Batch# 56475 **DEEDWARR**
02/08/2018 11:09:13 AM 2 pgs
Fees: $13.00 Taxes: $756.28

20180208-0012790

WARRANTY DEED
(Continued)

Michael R. Sawyers

Christy Lynn Sawyers

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael R. Sawyers and wife, Christy Lynn Sawyers, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of January, 2018.

Notary Public

My Commission Expires:

(SEAL)



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