WARRANTY DEED

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
RT File No. 17110812
TG File No. 6743798
Tribeca No. 261167

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby Hag

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~21st~~ 23rd Hag DAY OF FEBRUARY, 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

Bill Garrett Davidson County
Batch# 64932 DEEDWARR
03/05/2018 09:19:12 AM 2 pgs
Fees: $13.00 Taxes: $751.10

20180305-0020264

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Property Owner 4, LLC	~~New Owner~~ Property Owner 4, LLC	
(NAME) **P.O. Box 4090**	(NAME) P.O. Box 4090	**176-05-0B-132.00**
(ADDRESS) **Scottsdale, AZ 85261**	(ADDRESS) Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JENNIFER WHITSEL, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PROPERTY OWNER 4, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 and more particularly described as follows:

Being Lot No. 230 on the Plan of Hickory Woods, Section 'C', of record in Plat Book 6900, Page 886, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer Whitsel by Special Warranty deed from CitiFinancial Mortgage Company, Inc. of record in Instrument No. 20050624-0072889 Register's Office for Davidson County, Tennessee, dated June 20, 2005 and recorded on June 24, 2005.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page (9) 885 through 887, inclusive, Register's Office for Davidson County, Tennessee.
- Boundary Plat of record in Plat Book 6900, Page 884, in the aforesaid Register's Office.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4723, Page 857; Book 7422, Page 235; Book 7422, Page 298; Book 7422, Page 301; Book 7422, Page 304; Book 7823, Page 857correction in Book 9616, Page 470; Book 7857, Page 94 re-recorded in Book 7876, Page 75 and corrected in Book 9616, Page 477; and amended in Book 9678, Page 187, Book 9764, Page 44 and Book 11180, Page 802, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By-Laws of record in Book 7932, Page 648, as Exhibit "C" in Book 9678, Page 187 (at Page 213) and amended at Instrument No. 20001207-0120450 and Instrument No. 20031010-0150800, in the Register's Office for Davidson County, Tennessee.
- Charter of Hickory Woods Estates Homeowners Association of record in Book 9680, Page 319, in the Register's Office for Davidson County, Tennessee.
- Charter of Hickory Woods Homeowners Association of record in Book 7857, Page 87 and re-recorded in Book 7876, Page 67, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 9786, Page 923, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for the purpose of sewer lines of record in Book 8169, Page 564; Book 8169 Page 571; Book 8169, Page 579 and Book 8169, Page 588, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 9632, Page 973; Book 9790, Page 311 and Book 10153, Page 990, in the Register's Office for Davidson County, Tennessee.
- Rules and Regulations of record in Instrument Number 20010614-0062709 and Instrument No.

20011015-0111957, in the Register's Office for Davidson County, Tennessee.
• Architectural Guidelines of record in Instrument Number 20010614-0062710, in the Register's Office for Davidson County, Tennessee.
• Restrictions of record as Instrument Number 20050624-0072889 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6201 Rocky Top Dr., Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 21st DAY OF FEBRUARY, 2018.

Jennifer Whitsel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER WHITSEL, the within named bargainor, 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, this the 21st of February, 2018.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212