WARRANTY DEED

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. 17110807

Bill Garrett Davidson County 42794
Batch# 76278 DEEDWARR No: 2015168
04/04/2018 12:36:59 PM 2 pgs
Fees: $13.00 Taxes: $902.80

20180404-0031663

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF April, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-16-18
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
deman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Property Owner 4, LLC	New Owner	
(NAME) P.O. Box 4090	(NAME)	164-8C- 114.00
(ADDRESS) Scottsdale, AZ 85261	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOEL C. BOONE, MARRIED**, 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, A 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. 24 on the Plan of Final Plat, Section III, Hamilton Chase, "Cluster Lot Subdivision", according to plat and survey appearing of record in Instrument No. 20070517-0059303, as corrected in Instrument No. 20051031-0131368, Surveyor's Certificate of Correction of record in Instrument No. 20070723-0087046, and in Instrument No. 20070529-0063683, 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 Joel C. Boone, married by Warranty Deed from Harvest Homes, LLC, a Tennessee limited liability company dated October 23, 2008 of record in Instrument No. 20081030-0108387, said Register's Office.

Monica Camarillo Lezama joins in to convey any marital interest she may have.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 521 Shoreline Lane, 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 hand this 21st day of March, 2018

JOEL C. BOONE

MONICA CAMARILLO LEZAMA

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joel C. Boone,* the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~he~~ *they executed the within instrument for the purposes therein contained.

* and Monica Camarillo Lezama

Witness my hand and official seal at Nashville, Tennessee this 21st day of March, 2018.

Commission expires:

TRACI L WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-10-2019

Traci L Williams

Notary Public

~~STATE OF TENNESSEE~~

~~COUNTY OF DAVIDSON~~

~~On this _____ day of March, 2018, before me personally appeared Joel C. Boone to me known to be the person who executed the foregoing instrument on behalf of Monica Camarillo Lezama and acknowledged that he executed the same as the free act and deed of Monica Camarillo Lezama.~~

~~Witness my hand and official seal at Nashville, Tennessee this _____ day of _____, 20_____.~~

~~Commission expires:~~

~~Notary Public~~