WARRANTY DEED

Bill Garrett Davidson County
Batch# 76279 DEEDWARR
04/04/2018 12:39:22 PM 2 pgs
Fees: $13.00 Taxes: $666.00

20180404-0031664

M-VRES-17-6620

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 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
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	**Property Owner 4, LLC**	
(NAME)	(NAME)	
PO Box 4090	**PO Box 4090**	**176-05-0A-077.00-CO**
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	**Scottsdale, AZ 85261**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For good and valuable consideration received, **SENIOR CITIZENS, INC. D/B/A FIFTY FORWARD, ADMINISTRATOR FOR THE ESTATE OF ISMAEL S. KABIGTING**, by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being Docket No. 17P1498 unto the Grantee, **PROPERTY OWNER 4, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to Ismael S. Kabigtin, described as follows:

Land in Davidson County, Tennessee, being Lot No. 294 on the Plan of Hickory Woods Estates, Section 'C' of record in Plat Book 6900, Page (s) 884 through 887, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ismael S. Kabigting, a single man, by way of warranty deed of record under Book 11662, Page 778 in the Register's Office of Davidson County, Tennessee. The said Ismael S. Kabigting contracted by written agreement with the set forth Grantee for the sale of the subject property by agreement dated December 15, 2017 (the "Agreement"). The saidIsmael S. Kabigting died intestate on or about January 12, 2018 before closing, as contemplated under the Agreement, was completed . Senior Citizens, Inc. d/b/a FiftyForward, having been appointed as Administrator of the Estate of Ismael S. Kabigting in the Probate Court for Davidson County, Tennessee under Cause No. 18P204 executes this instrument as administrator of the estate of Ismael S. Kabigting as authorized by Tennessee Code Annotated Section 66-4-101 and pursuant to the Order Approving Sale of Real Estate filed March 21, 2018 in said probate matter, a copy of which is attached hereto as Exhibit "A".

This conveyance is subject to:
- Taxes for the year 2017 and thereafter a lien due and payable, but not delinquent.
- All matters shown on the Plan of record in Plat Book 6900, Page (s) 884 through 887, inclusive, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7823, Page 857, Book 7857, Page 94, re-recorded in Book 7876, Page 75, corrected in Book 9616, Page 470 and Book 9616, Page 477, amended and restated in Book 9678, Page 187, amended in Book 9764, Page 44 and Book 11180, Page 802, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7932, Page 648, Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Book 9632, Page 973, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9790, Page 311, Register's Office for Davidson County, Tennessee.
- Grant of Anchor Easement of record in Book 10153, Page 990, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6620 Shadyview Drive, 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 Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind itself as Administrator of the Estate of Ismael S. Kabitging, its heirs and assigns, to warrant and forever defend the title to said land to the Grantees, thier heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this the 28th DAY OF MARCH, 2018.

Senior Citizens, Inc. d/b/a Fifty Forward, Administrator for the Estate of Ismael S. Kabigting

BY: Jacqueline Kutcher, Agent for FiftyForward
Jacqueline M. Kutcher
Case Team Manager

BY: Kristen Maloney, Agent for Fiftyforward
Kristen N. Maloney
~~Care Team Care Manager~~ Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of March, 2018, before me personally appeared, JACQUELINE M. KUTCHER, Care Team Mgr of SENIOR CITIZENS, INC. D/B/A/ FIFTY FORWARD, ADMINISTRATOR FOR THE ESTATE OF ISMAEL S. KABIGTING, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the Estate of Ismael S. Kabigting, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 28th day of March, 2018.

C. Loy Carney
Notary Public

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

My Commission Expires:
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of March, 2018, before me personally appeared, KRISTEN N. MALONEY, ~~CARE TEAM CARE MANAGER~~ Director of SENIOR CITIZENS, INC. D/B/A/ FIFTY FORWARD, ADMINISTRATOR FOR THE ESTATE OF ISMAEL S. KABIGTING, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the Estate of Ismael S. Kabigting, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 28th day of March, 2018.

C. Loy Carney
Notary Public

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

My Commission Expires:
(SEAL)

RETURN TO:

Realty Title
6525 Quail Hollow Road, Suite 115
Memphis, TN 38120
RT: 17110799
TG: 0730009
Tribeca No: 261457