WARRANTY DEED

RECORD AND RETURN TO:
Realty Title & Escrow Company, Inc.
6525 N. Quail Hollow Road #115
Memphis, TN 38120
P: (901) 260-4055
RT File No.: 18110138
TG No.: 6925385
Tribeca No.: 275298

KATIE CRADDOCK STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 6/17/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Property Owner 6, LLC	SAME	173 16 0A 092.00
(NAME) P.O. Box 4090	(NAME)	
(ADDRESS) Scottsdale, AZ 85261	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty-One Thousand Three Hundred And No/100 Dollars ($241,300.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **John M. Kelley and Whitney Kelley, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Property Owner 6, LLC, a Delaware Limited Liability Company**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, TN, Being Lot No. 179, on the Plan Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1, of record in Instrument No. 20030213-0020016 as corrected in Instrument No. 20030331-0042208 and Instrument No. 20031120-0169641, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to John M. Kelley by Warranty Deed from Benjamin B. Hayes and wife, Laura S. Hayes, dated May 10, 2007 and recorded May 15, 2007, in Instrument No.20070515-0058093, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3432 Chandler Cove Way, Antioch, TN 37013

File Number: FRN-182847SSO

Bill Garrett Davidson County
Batch# 87730 **DEEDWARR**
05/03/2018 09:43:31 AM 2 pgs
Fees: $13.00 Taxes: $892.81

20180503-0042171

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, its successors 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 Grantee, its successors 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 our hands this 1st day of May, 2018.

John M. Kelley

Whitney Kelley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

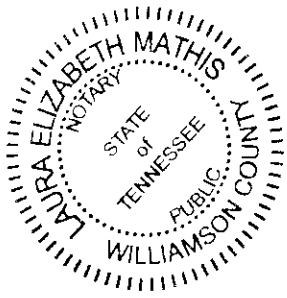
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named John M. Kelley and Whitney Kelley, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of May, 2018.

Notary Public

My Commission Expires: 3-13-22

(SEAL)



File Number: FRN-182847SSO