This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Return To:
Realty Title & Escrow Company, Inc.
6525 N. Quail Hollow Rd. STE 115
Memphis, TN 38120
P: (901) 260-4055
RT File No.: 18110152
TG: 6933156
Tribeca No.: 275514

Bill Garrett Davidson County
Batch# 90355 DEEDWARR
05/09/2018 09:50:11 AM 2 pgs
Fees: $13.00 Taxes: $780.70
20180509-0044338

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Property Owner 6, LLC PO Box 4090 Scottsdale, AZ 85261	Property Owner 6, LLC PO Box 4090 Scottsdale, AZ 85261	075 12 0A-12700 CO

THIS INDENTURE, made this 4th day of May, 2018 between

Alyssa J. Manfredi f/k/a Alyssa J. Earlywine joined by her spouse, Isaiah Manfredi

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Property Owner 6, LLC, a Delaware Limited Liability Company

hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Section Three, Phase I, Greer Meadows at Cedar Creek, Residential P.U.D. of record in Instrument Number 20010920-0101748, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Alyssa J. Earlywine, unmarried by Warranty Deed dated 3/28/16 from James C. Wheeler and Gloria Wheeler, Trustees of the James C. Wheeler and Gloria Wheeler Living Trust dated December 12, 2000 of record in Instrument No. 20160412-0034865, Register's Office for Davidson County, Tennessee.

Alyssa J. Earlywine covenants she is one in the same as Alyssa J. Manfredi and Alyssa J. Earlywine Manfredi.

This is (X) improved ( ) unimproved property known as:
453 Scotts Creek Trail, Hermitage, TN 37076.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2018 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Alyssa J. Manfredi

Alyssa J. Manfredi

Isaiah Manfredi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Alyssa J. Manfredi and Isaiah Manfredi, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 4th day of May, 2018.

Karen B. Heavener

Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF SHELBY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $211,000.00.

Affiant

Sworn to and subscribed before me, this 4th day of May, 2018.

Linda A. Gray

Notary Public

My Commission Expires:

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