Bill Garrett Davidson County
Batch# 93407 DEEDWARR
05/17/2018 10:59:28 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20180517-0047258

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**5111 Maryland Way, Suite 101**
**Brentwood, TN 37027**

**STATE OF** Tennessee
**COUNTY OF** Shelby
**The actual consideration or value, whichever is greater, for this transfer is $240,000.00.**

**Affiant**

**Subscribed and sworn to before me, this** 16th **day of May, 2018.**

**Notary Public**
**My commission expires:**

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

**Record & Return To:**
**Realty Title & Escrow Co., Inc.**
**6525 N. Quail Hollow Rd. STE 115**
**Memphis, TN 38120**
**P: (901) 260-4055**
**File No.: 18110167**
**TG: 6947177**
**Tribeca No.: 275435**

**02-1804-50402**

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Property Owner 6, LLC<br>P.O. Box 4090<br>Scottsdale, AZ 85261 | Property Owner 6, LLC<br>P.O. Box 4090<br>Scottsdale, AZ 85261 | 173 04 0A 134.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sherrill Sanchez, single**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Property Owner 6, LLC, a Delaware Limited Liability Company**, hereinafter called the Grantees, their 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, Tennessee, being Lot No. 134 on the Plan of Phase 1 of Oak Highlands, of record in Book 6900, Pages 431-435, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sherrill Sanchez, single by Special Warranty Deed from Wells Fargo Bank, NA as Trustee, a National Banking Association, dated April 6, 2006, of record in Instrument No. 20060413-0042363, Register's Office for Davidson County, Tennessee.

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

This property is improved property known as **5173 W. Oak Highland Drive, Antioch, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 11th day of May, 2018.

Sherrill Sanchez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Sherrill Sanchez**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 11th day of May, 2018.

Notary Public

My Commission expires: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires