Return To:
Realty Title & Escrow Co., Inc.
6525 Quail Hollow Rd., Suite 115
Memphis, Tennessee 38120
RT No. 18110143
FNTG 6928541
Tribeca No. 275438

STATE OF TENNESSEE
COUNTY OF SHELBY

The actual consideration or value, whichever is greater, for this transfer is $208,500.00

Affiant

Subscribed and sworn to before me, this 25th day of May, 2018.

Notary Public

My commission expires: Sept. 16, 2018

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

Bill Garrett Davidson County
Batch# 100542 DEEDWARR
06/05/2018 10:07:31 AM 3 pgs
Fees: $18.00 Taxes: $771.45

20180605-0053555

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Property Owner 6, LLC	**PROPERTY OWNER 6, LLC**	**164 16 0A 098.00**
P.O. BOX 4090	**P.O. BOX 4090**	
SCOTTSDALE, AZ 85261	**SCOTTSDALE, AZ 85261**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Andre Taylor, married

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 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. 62 on the plan Meadow Woods, Section Four, of record in Instrument No. 20010605 - 0058115 and amended at Instrument No. 20040324 - 0033105, in the said Register's Office, to which plan reference is hereby made for a more complete description.

Rachel Bettie Taylor, spouse of Andre Taylor, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead he/she may have in the aforedescribed property by virtue of his/her marriage to Andre Taylor.

Being the same property conveyed to Andre Taylor, married, by Cash Deed for Tennessee from The Secretary of Housing and Urban Development, of Washington, D.C., dated August 26, 2011, of record in Instrument No. 20110906-0068757, Register's Office for Davidson County, Tennessee.
Rachel Bettie Taylor enters into the execution of this instrument to convey any and all marital status in the said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as **1505 Chestnut Oak 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 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 in 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.

Andre Taylor Date: 5.24.18
Andre Taylor

Rachel Bettie Taylor by Andre Taylor, her attorney in fact Date: 5.24.18
Rachel Bettie Taylor by Andre Taylor, her attorney in fact

STATE OF TN

COUNTY OF Rutherford

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Personally appeared before me, a Notary Public of said County and State, Andre Taylor, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of May, 2018.

NOTARY PUBLIC

My Commission Expires: 8.18.18

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Andre Taylor to me known to be the person who executed the foregoing instrument on behalf of Rachel Bettie Taylor as their Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Rachel Bettie Taylor

Witness my hand and official seal this 24 day of May, 2018.

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

My Commission Expires: 8.18.18

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned, do hereby swear and affirm that I am the attorney-in-fact for RACHEL BETTIE TAYLOR, by virtue of a Power of Attorney duly executed by the said RACHEL BETTIE TAYLOR, and:

☐ appearing of record at Instrument No. _____ In the Register's Office of Davidson County, Tennessee; or

☑ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said RACHEL BETTIE TAYLOR is alive and well and has not revoked or rescinded the powers granted me under the Power of Attorney described above. I further agree to indemnify and hold harmless any individual, including closing agencies and title underwriters, from any damages resulting from reliance on the Power of Attorney and this Affidavit.

FURTHER THE AFFIANT SAYETH NAUGHT.

Andre Taylor
ANDRE TAYLOR

SWORN to and subscribed before me, this the 24 day of May, 2018.

_____
Notary Public

My Commission Expires: 8.18.19

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY