THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180516177

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4085
RT File No. 18110208
FNTG No. 6984456
Tribeca No. 276659

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ SHELBY)

The actual consideration or value, whichever is greater, for this transfer is: $243,100.00.

Affiant

Subscribed and sworn to before me, this ~~31st~~ 1st day of ~~May~~ June, 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# 100681 DEEDWARR
06/05/2018 12:22:56 PM 2 pgs
Fees: $13.00 Taxes: $899.47

20180605-0053759

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Property Owner 6,LLC	~~New Owner~~ Property Owner 6,LLC	Tax Parcel ID No.
~~9212 Thomason Trail~~ P.O. Box 4090	P.O. Box 4090	182-06-0A-375.00 CO
~~Antioch TN 37013~~ Scottsdale, AZ 85261	Scottsdale, AZ 85261	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Allen James Walker, married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Property Owner 6, LLC,*** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

* a Delaware Limited Liability Company

Land in Davidson County, Tennessee, being Lot No. 312 on the Final Plat for Cluster - Lot Subdivision, Old Hickory Hills,Phase Three, Section Two of record in Plat Book 20070516 - 0058484, 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 ALLEN JAMES WALKER, AN UNMARRIED MAN, by deed from GREENVALE CONSTRUCTION, LLC, of record in Instrument No. 20111104-0086552, dated October 28, 2011, said Register's Office.

Teneka Michelle Walker joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 182-06-0A-375.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record as Instrument No. 20070516-0058484, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20020116-0006750 and amended as Instrument No. 20101116-0091730, said Register's Office.

Assessments set out in Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 200201116-0006750, said Register's Office.
Easements set out in Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 200201116-0006750, said Register's Office.

Storm Water Detention Agreement of record as Instrument Nos. 20010306-0021333 and 20040927-0116009, said Register's Office.

United Telephone Easement of record as Instrument No. 20020123-0009339, said Register's Office.

This is improved property located at 9212 Thomason Trail Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of May, 2018.

Allen James Walker

Teneka Michelle Walker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Allen James Walker and Teneka Michelle Walker, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018