Bill Garrett Davidson County
Batch# 100682 DEEDWARR
06/05/2018 12:26:29 PM 2 pgs
Fees: $13.00 Taxes: $764.05
20180605-0053760

This Instrument Prepared by:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
Realty Title & Escrow
6525 Quail Hollow, Suite 115
Memphis, TN 38120
RT No. 18110236
FNTG ~~6984343~~ 6944988
Tribeca No 277184

STATE OF TENNESSEE
COUNTY OF SHELBY

The actual consideration or value, whichever is greater is ~~$207,500.00~~ $206,500.00

Affiant

Subscribed and sworn before me this the 4th day of June, 2018.

Notary Public
My commission expires:

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

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Property Owner 6, LLC P.O. Box 4090 Scottsdale, AZ 85261 (480)588-6121	Property Owner 6, LLC P.O. Box 4090 Scottsdale, AZ 85261 (480)588-6121	182-06-0A 406.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIFFANY M. TOURNAUD AND HUSBAND, DAREN TOURNAUD**, 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, together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 343, on the Final Plat for Cluster-Lot Subdivision, Old Hickory Hills, Phase Three, Section Two, as shown by plat appearing of record in Instrument No. 20070516-0058484, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Tiffany M. Tournaud and husband, Daren Tournaud, by Warranty Deed from Maria Rosario Langlois, unmarried, dated 01/24/2014, of record in Instrument No. 20140129-0008170, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS **8504 Lawson Dr., 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/or 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 successors, 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 the 1st day of June, 2018.

Tiffany M. Tournaud

Daren Tournaud

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tiffany M. Tournaud and Daren Tournaud, 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 and official seal this 1st day of June, 2018.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY