Name and Address of New Owner:
Property Owner 6, LLC
PO Box 4090
Scottsdale, AZ 85261

Send Tax Statements To:
Property Owner 6, LLC
PO Box 4090
Scottsdale, AZ 85261

THIS INSTRUMENT PREPARED BY:
(~~Please Return Document to this Address~~)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-18050591

Map and Parcel: 162 16 E 064.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark LeVasseur and wife, Cassandra LeVasseur**, 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 GRANTEE, its 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, and being all of Lot No. 64 on the Plan, Section Two, Bell Crest, of record in Plat Book 9700, page 20, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Mark LeVasseur and wife, Cassandra LeVasseur by Warranty Deed filed for record on April 11, 2012 in Instrument Number 20120411-0030951, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Bell Crest of record in Book 9408, page 320 and amended in Book 9613, page 20 and Book 9892, page 927; All matters as set forth per Book 9700, page 20; HOA Charter of record in Book 9421, page 454; All matters as set forth per Boundary Plat of record in Book 7900, page 719 and Book 5200, page 609; Deed of Conveyance for Water & Sewerage Services of record in Book 6303, page 596 and Book 10131, page 918; Storm Water Detention Agreement of record in Book 6145, page 226, Book 9771, page 565 and Book 9402, page 657; Deed of Conveyance for Water Mains of record in Book 5025, page 614 and Book 5287, page 979; Deed of Conveyance for Sewer Line of record in Book 5020, page 739 and Book 5287, page 976; All matters including but not limited to a sewer easement and a perpetual non-exclusive easement for ingress and egress set out in Book 4984, page 569; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 525 Bell Trace Lane, Antioch, TN 37013

Bill Garrett Davidson County
Batch# 104591 **DEEDWARR**
06/14/2018 10:21:10 AM 2 pgs
Fees: $13.00 Taxes: $806.60
20180614-0057112

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE that we 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; and we do further covenant and bind ourselves, our successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hand this 8th day of June, 2018.

Mark LeVasseur

Cassandra LeVasseur

State of Tennessee

County of Rutherford

Personally appeared before me, Mark LeVasseur and Cassandra LeVasseur with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th of June, 2018.

Notary Public
My Commission Expires: 5/22/22

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $218,000.00.

Affiant Signature

Subscribed and sworn to before me, this 13th day of 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

Return To:
Realty Title & Escrow Co., Inc.
6525 Quail Hollow Rd., Suite 115
Memphis, Tennessee 38120
RT No. 18110182
FNTG 6963909
Tribeca No. 276096