FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF SHELBY
Return To: Realty Title & Escrow Co., Inc. 6525 Quail Hollow Rd., Suite 115 Memphis, Tennessee 38120 RT No. 18110257 FNTG 7007074 Tribeca No. 275215	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS June 8, 2018. 13 day Notary Public MY COMMISSION EXPIRES: Sept. 16, 2018 (AFFIX SEAL)

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

Bill Garrett Davidson County
Batch# 104593 **DEEDWARR**
06/14/2018 10:24:14 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20180614-0057114

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE
2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**18-0143**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Property Owner 6, LLC	**Property Owner 6, LLC**	**182 06 0A 333.00**
(NAME) **P.O. Box 4090**	(NAME) **P.O. Box 4090**	
(ADDRESS) **Scottsdale, AZ 85261**	(ADDRESS) **Scottsdale, AZ 85261**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Jeffrey Wyatt, 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. 270 on the Plan of Cluster-Lot Subdivision, Old Hickory Hills, Phase Three, Section Two of record in Instrument No. 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 Jeffrey Wyatt, married, by Warranty Deed from Greenvale Construction, LLC, a Debtor in Possession, dated July 12, 2011, filed of record in Instrument No. 20110809-0061248, in the Register's Office of Davidson County, Tennessee.

Rachael Elise Wyatt, spouse of Jeffrey Wyatt hereby joins in this conveyance to release her marital and all rights to the property.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **8913 Ristau Ct, Antioch, TN 37013**
(House Number) (Street) (City, State) (Zip)

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 is 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.

IN WITNESS WHEREOF, this instrument has been executed on this the 7 day of **June, 2018.**

Jeffrey Wyatt

IN WITNESS WHEREOF, this instrument has been executed on this the 8 day of **June, 2018.**

Rachael Elise Wyatt

STATE OF Georgia
COUNTY OF Chatham

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Jeffrey Wyatt** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 7 day of **June, 2018.**

NOTARY PUBLIC

My Commission Expires: 12/7/20

MICHELLE ANN STENSON
Notary Public, Georgia
Chatham County
My Commission Expires
December 07, 2020

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Rachael Elise Wyatt**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 8 day of **June, 2018.**

NOTARY PUBLIC

My Commission Expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY