THIS INSTRUMENT PREPARED BY:
James L. Grillot
900 S. Gay Street, 4th Floor
Knoxville, TN 37902

Bill Garrett Davidson County
Batch# 104601 **DEEDWARR**
06/14/2018 10:31:00 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20180614-0057136

AFTER RECORDING RETURN TO:

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
RT File No. 18110159
FNTG No. 6939546
Tribeca No. 274612

Grantee:
Property Owner 5, LLC
P.O. Box 4090
Scottsdale, AZ 85261

Send Tax Bills To:
Property Owner 5, LLC
P.O. Box 4090
Scottsdale, AZ 85261

Map & Parcel No.:
183050A15500CO

WARRANTY DEED

THIS INDENTURE, made and entered into this 12th day of June, 2018, by and between **Carl Mark Sullivan and Diana Sittig Sullivan, husband and wife**, party of the first part, and **Property Owner 5, LLC, a Delaware Limited Liability Company,** party of the second part,

WITNESSETH: That for and in consideration of **TWO HUNDRED FIFTY FIVE THOUSAND AND 00/100 DOLLARS ($255,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Revision One, Phase Two, Section Five, October Woods, of record in Plat Book 9700, Page 439, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Carl Mark Sullivan and Diana Sittig Sullivan, husband and wife, by Warranty Deed dated August 31, 2015, from Alice Denise Cole, now known as Alice Denise Cole-Russell, married, and recorded in Instrument No. 20150902-0089510, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the party of the first part will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Carl Mark Sullivan

Carl Mark Sullivan

Diana Sittig Sullivan

Diana Sittig Sullivan

STATE OF TENNESSEE, COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **Carl Mark Sullivan and Diana Sittig Sullivan,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 12th day of June, 2018.

Notary Public

My commission expires: 10/7/2019

BARBARA LUCCIOLA COKLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF _____

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$255,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 13th day of June, 2018.

Linda A. Gray

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

PROPERTY ADDRESS:
5251 Catspaw Drive
Antioch, TN 37013