WARRANTY DEED

Bill Garrett Davidson County
Batch# 109100 DEEDWARR
06/26/2018 10:19:45 AM 2 pgs
Fees: $13.00 Taxes: $887.63

20180626-0061347

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

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: Sept. 16, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Property Owner 6, LLC, a Delaware Limited Liability Company	Property Owner 6, LLC, a Delaware Limited Liability Company	176-05-0-0A-083.00
(NAME)	(NAME)	
PO Box 4090	PO Box 4090	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donald C. Gedge and wife, Sandra L. Gedge**, hereinafter called the GRANTOR(S), has 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(S), their heirs and/or 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. 288, on the plan of Hickory Woods Estates, Section 'C', of record in Plat Book 6900, Pages 885-887, Register's Office for said said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Donald C. Gedge and wife, Sandra L. Gedge by Warranty Deed dated 7/29/1997 from W. L. Bainbridge, Inc. of record in Book 10547, Page 841, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Plat Book 6900, Pages 884-887 (2) Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 9678, Page 187, as amended of record in Book 9764, Page 44, Instrument 200012070120450 and Instrument 200106140062710; (3) Rules and Regulations of record in Instrument 200106140062709, Instrument 200110150111957 and Instrument 200310100150800; (4) Agreement for Dedication of Easement for Sanitary Sewer of record in Book 4435, Page 20; (5) Right of Way Agreement Easement of record in Book 5897, Page 209; (6) Agreements for Dedication of Easements for Sanitary Sewer and/or Storm Drainage of record in Book 7145, Page 614, Book 7145, Page 618 and Book 9790, Page 311; (7) Deeds of Conveyance of record in Book 8169, Page 564, Book 8169, Page 571, Book 8169, Page 579 and Book 8169, Page 588; (8) Grant of Transmission Line Easement of record in Book 9632, Page 973; (9) Charter of the Homeowners Association of record in Book 9680, Page 319; (10) Quitclaim Deed to the Homeowner's Association of record in Book 9786, Page 923, said Register's Office.

unimproved☐
This is improved☑ property, known as 6644 Shadyview Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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(s) this 15th day of June, 2018.

DONALD C. GEDGE

SANDRA L. GEDGE

State of Tennessee
County of Rutherford

Personally appeared before me Donald C. Gedge and Sandra L. Gedge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of June, 2018.

Notary Public
My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Realty Title & Escrow Co., Inc.
6525 Quail Hollow Rd., Suite 115
Memphis, Tennessee 38120
RT No. 18110205
FNTG 6984368
Tribeca No. 276476