WARRANTY DEED

Bill Garrett Davidson County
Batch# 109152 DEEDWARR
06/26/2018 11:50:49 AM 2 pgs
Fees: $13.00 Taxes: $854.70

20180626-0061413

R-P-18-3505

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/3/22 (AFFIX SEAL)

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Property Owner 6, LLC	**Property Owner 6, LLC**	
(NAME) **PO Box 4090**	(NAME) **P.O. Box 4090**	**87-1-A-25.00CO**
(ADDRESS) **Scottsdale, AZ 85261**	(ADDRESS) **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 consideration, the receipt of which is hereby acknowledged, **LUKE J. HANNIBAL, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PROPERTY OWNER 6, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 76 on the Plan of Section 1B, Chesney Glen, of record in Plat Book 9700, Page 289, in the Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Luke J. Hannibel, unmarried, by Warranty Deed from Beazer Homes Corp. DBA Phillips Builders, a Tennessee Corporation, recorded August 17, 1999 in Book 11622, Page 91, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Property Taxes for the year 2018 and subsequent years.
- Matters shown on the plat of Section 1B, Chesney Glen, as recorded in Plat Book 9700, Page 289 and Boundary Plat recorded in Plat Book 9700, Page 215, said Register's Office.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 10278, Page 279, Book 10449, Page 215, Book 10449, Page 217, Book 10469, Page 924, Book 10528, Page 73, Book 10640, Page 944 and Book 11317, Page 674, said Register's Office.
- Charter of Homeowners Association recorded in Book 10290, Page 256, Register's Office for Davidson County, Tennessee.
- Easement for Drainage recorded in Book 11064, Page 911, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement record in Book 10357, Page 915, Register's Office for Davidson County, Tennessee.
- Conveyance of open space to Homeowners Association recorded in Book 10420, Page 356 and Book 11577, Page 623, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3505 Glenfalls Drive, Hermitage, Tennessee 37076**.

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 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 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/our hand(s) this the 21st DAY OF JUNE, 2018.

Luke J. Hannibal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LUKE J. HANNIBAL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of June, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Realty Title & Escrow Co., Inc.
6525 Quail Hollow Rd., Suite 115
Memphis, Tennessee 38120
RT No. 18110316
FNTG 7034077
Tribeca No. 278487