WARRANTY DEED

Bill Garrett Davidson County
Batch# 111632 DEEDWARR
07/02/2018 11:30:31 AM 2 pgs
Fees: $13.00 Taxes: $935.73

20180702-0063827

G-VRES-18-2513

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,900.00.

Molly McDonald
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JUNE, 2018.

Linda A. Gray
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

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, a Delaware Limited Liability Company	**Property Owner 6, LLC**	
(NAME) **P.O. Box 4090**	(NAME) **P.O. Box 4090**	**164-10-0A-360.00-CO**
(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, **SETH M. CROWDER, AN UNMARRIED MAN,** 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. 317 on the Final Plat of Village Six, Summerfield Subdivision of record in Plat at Instrument No. 20060928-0120376, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Seth M. Crowder, an unmarried man by Warranty deed from Luis A. Galarza, single man of record in Instrument No. 20170404-0032761 Register's Office for Davidson County, Tennessee, dated April 03, 2017 and recorded on April 04, 2017.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20060928-0120376, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11588, Page 484, as amended in Book 11669, page 376 and Instrument No. 20010308-0021946; Instrument No. 20010504-0046260; Instrument No. 20030527-0071168; Instrument No. 20051103-0133360; Instrument No. 20050317-0029621; Instrument No. 20051103-0133359; Instrument No. 20060724-0089079; Instrument No. 20060724-0089080; Instrument No. 20060724-0089081; Instrument No. 20060921-0117120, Register's Office for Davidson County, Tennessee.
- By Laws of record in Book 11648, Page 662, amended in Instrument No. 20010504-0046261, in the Register's Office for Davidson County, Tennessee.
- Charter of Summerfield HOA of record in Book 11648, Page 660 and Instrument No. 20010326-0028531, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Instrument Number 199912160303934 and Instrument No. 20000809-0079074, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20050329-0033458 and 20000113-0004777, in the Register's Office for Davidson County, Tennessee.
- Easement to BellSouth of record in Book 1141, Page 327, in the 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: **2513 Skyfalls Way, Antioch, Tennessee 37013**.

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 25th DAY OF JUNE, 2018.

Seth M Crowder
Seth M. Crowder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SETH M. CROWDER, 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 25th of June, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Realty Title & Escrow Co., Inc.
6525 Quail Hollow Rd, Suite 115
Memphis, TN 38120
RT No. 18110203
FNTG 6983705
Tribeca No. 276715