WARRANTY DEED

Bill Garrett Davidson County
Batch# 111635 DEEDWARR
07/02/2018 11:33:51 AM 2 pgs
Fees: $13.00 Taxes: $921.30

20180702-0063829

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 $249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th 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	150-06-OA-014.00
(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, Crystal B. Krajeck, unmarried, 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. 14, on the plan of The Parks at Priest Lake Subdivision, Phase 2, as shown on the plan of record in Instrument No. 201009240076273, as corrected in Instrument No. 201011090089918, 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 Crystal B. Krajeck, Unmarried by Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated September 21, 2012, recorded in Instrument No. 201209250086960, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) all matters appearing on the plan of record in Instrument No. 201009240076273, corrected in Instrument No. 201011090089918; (2) Restrictions of record in Instrument No. 200909290090300, amended in Instrument No. 200912160114551; (3) Easement to Gulf Interstate Gas Co., of record in Book 2242, Page 241; (4) Sanitary Sewer Easement of record in Book 5300, Page 903, Book 6186, Page 235, Book 7170, Page 775, and Book 7170, Page 778; (5) Storm Water Detention Agreement of record in Instrument No. 200704230047709; (6) Drainage Easement and Right of Way for Street, of record in Book 8657, Page 543 and Book 8657, Page 592; (7) Drainage Easement in Book 8493, Page 687, Book 8493, Pagee 701, and Bok 8493, Page 704; (8) all matters of record in Instrument No. 200909100084797; (9) Quit Claim Deed of common areas to HOA, of record in Instrument No. 201003050017338, all in the Register's Office for Davidson County, Tennessee.

unimproved☐

This is improved ☑ property, known as 4004 Alicia Lane, 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 my/our hand(s) this 6th day of June, 2018.

Crystal B. Krajeck

State of Tennessee
County of Williamson

Crystal B. Krajeck
Personally appeared before me [redacted], with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of June, 2018.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: March 18, 2019

RETURN TO:
Realty Title & Escrow Co., Inc.
6525 Quail Hollow Rd., Suite 115
Memphis, Tennessee 38120
RT No. 18110177
FNTG 6956749
Tribeca No. 275956