Bill Garrett Davidson County
Batch# 111952 DEEDWARR
07/03/2018 10:30:55 AM 3 pgs
Fees: $18.00 Taxes: $786.25

20180703-0064350

KATIE CRADDOCK STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr., Ste 290
Brentwood, TN 37027
B18-1404

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. B18-1404
TG: 7001358
Tribeca No. 279103

STATE OF TENNESSEE

COUNTY OF ~~Williamson~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS ~~June 29, 2018~~ July 2nd, 2018.

Notary Public
Commission Expires: 6-17-19

Address of New Owner	Send Tax Bills To:	Map & Parcel
Property Owner 6 PO Box 4090 Scottsdale, AZ 85261	Property Owner 6, LLC P.O. Box 4090 Scottsdale, AZ . 85261	064-16-0D-048.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Anthony Smiley and Kylie Smiley

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Property Owner 6, LLC, a Delaware Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 225 on the Plan of Section One, Truxton Park of record in Instrument No. 20001026 - 0106272, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

~~scription of the property.~~
Being the same property conveyed to Anthony Smiley and Kylie Smiley, husband and wife by Warranty deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee corporation of record in Instrument No. 20010503-0045259 Register's Office for Davidson County, Tennessee, dated April 26, 2001 and recorded on May 03, 2001. (Value of consideration shown in aforementioned deed $125,530.00.) Being also known as 1720 Stone Hollow Court Hermitage, Tennessee 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as:

1720 Stone Hollow Court, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the June 29, 2018.

Anthony W. Smiley

Anthony Smiley

Kylie Smiley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Anthony Smiley and Kylie Smiley** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 29th day of June, 2018.

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)

