Bill Garrett Davidson County Batch# 112818 DEEDWARR 07/05/2018 01:38:51 PM 2 pgs Fees: $13.00 Taxes: $875.05 20180705-0065181	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Shelby The actual consideration or value, whichever is greater, for this transfer is $236,500.00 Affiant Subscribed and sworn to before me, this 2ND day of July, 2018. Notary Public My commission expires: Sept. 16, 2018 LINDA A. GRAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. SEPT. 16, 2018

THIS INSTRUMENT WAS PREPARED BY
Realty Title & Escrow Co., Inc.
6525 Quail Hollow Rd., Suite 115
Memphis, Tennessee 38120
RT No. 18110326
FNTG 7037267
Tribeca No. 278797

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Property Owner 6, LLC	Property Owner 6, LLC	**148080A01900CO**
P. O. Box 4090	P.O. Box 4090	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	

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 ACKNOWLEDGE, WE,

Karla A. Ross and Clarence T. Ross, Jr., wife and husband

HEREINAFTER CALLED 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. 19 on the plan of Quiet Creek, Phase 1, of record in Instrument No. 20020628-0078282, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

DERIVATION: Same property conveyed to Grantors herein by way of Warranty Deed of record at Instrument No. 20030926-0142956 in said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 920 Aldwych Court, Antioch, TN 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 GRANTEES, their heirs and assigns forever; and we do 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 in 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karla A. Ross Date: 6/27/18
Karla A. Ross

Clarence T. Ross, Jr. Date: 6/27/18
Clarence T. Ross, Jr.

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Karla A. Ross and Clarence T. Ross, Jr., the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2018.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: NOV 0 8 2021

REALTY TITLE & ESCROW CO.
6525 Quail Hollow, Ste. 115
Memphis, TN 38120