WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$199,000.00~~ $197,000.00

Affiant

Subscribed and sworn to me on June 28th, 2018.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 07, 2021

Bill Garrett Davidson County
Batch# 112829 DEEDWARR
07/05/2018 01:52:04 PM 2 pgs
Fees: $13.00 Taxes: $728.90

20180705-0065196

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31679

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Property Owner 6, LLC, a Delaware Limited Liability Company P.O. Box 4090 Scottsdale, AZ 85261	Property Owner 6, LLC, a Delaware Limited Liability Company P.O. Box 4090 Scottsdale, AZ 85261	-150-09-0A-078.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Steven Fentress and Tiffany Fentress, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Property Owner 6, LLC, a Delaware Limited Liability Company, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 232 on the Plan of Forest View Park, Section VIII of record in Plat Book 6900, Page 633, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steven Fentress and Tiffany Fentress, husband and wife, by Warranty deed from James T. Vaughn and Mollie Vaughn, husband and wife of record in Instrument No. 20050509-0052036 Register's Office for Davidson County, Tennessee, dated April 22, 2005 and recorded on May 9, 2005.

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 633, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7079, Page 472, Declaration of Annexation of Section VIII of record in Book 7522, Page 905, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt

under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Storm Water Detention Agreement of record in Book 7414, Page 319, in the Register's Office for Davidson County, Tennessee.
5. Right of Way Easement of record in Book 4607, Page 484, in the Register's Office for Davidson County, Tennessee.
6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7640, Page 534, in the Register's Office for Davidson County, Tennessee.
7. Quitclaim Deed as to Open Space of record in Book 8083, Page 804, in the Register's Office for Davidson County, Tennessee.
8. Deed of Conveyance for Sanitary Sewer Lines of record in Book 8204, Page 227, in the Register's Office for Davidson County, Tennessee.
9. Gas Easements of record in Book 3463, Page 126, Book 2244, Page 13, Book 437, Page 24 and Book 3852, Page 679, in the Register's Office for Davidson County, Tennessee.
10. Deed of Conveyance for Water Main Lines of record in Book 8204, Page 276, in the Register's Office for Davidson County, Tennessee.
11. Grant of Transmission Line Easement of record in Instrument Number 20020911-0110966, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 3512 Calais Circle, 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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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.

WITNESS my/our hand(s) this 28th day of June, 2018.

Steven Fentress

Tiffany Fentress

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On June 28, 2018, before me personally appeared Steven Fentress and Tiffany Fentress, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on June 28 2018.

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 07, 2021

NOTARY PUBLIC

My Commission Expires:

Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow, Ste. 115
Memphis, TN 38120
RT File No. 18110266