Prepared By & Return To:
Realty Title
6525 Quail Hollow Road #115
Memphis, Tennessee 38120
(901)260-4055
RT No. 18110344 / FNTG No. 7048592
Tribeca No. 278202

Bill Garrett Davidson County
Batch# 114269 DEEDWARR
07/10/2018 10:20:30 AM 2 pgs
Fees: $13.00 Taxes: $814.00
20180710-0066403

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Rhonda G. Hammonds, a single person** ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto **Property Owner 6, LLC, a Delaware Limited Liability Company** ("Grantee") the following described property being situated in Davidson County, TN, to wit:

Land in Davidson County, Tennessee being Lot No. 223 on the Plan of Maxwell Place P.U.D. of record at Instrument No. 20050418-0042714; corrected at Instrument No. 20050614-0067855 of record in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of Warranty Deed of record at Instrument No. 20060927-0119359 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; Grantor has full power and lawful authority to sell and convey the same; the title thereto is free, clear and unencumbered except as to: (1) permitted encumbrances listed below; (2) zoning; (3) setback requirements and general utility, sewer, and drainage easements of record; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

Permitted encumbrances: Subdivision Restrictions, Building Lines & Easements of record at: Instrument No. 20050418-0042714; corrected at Instrument No. 20050614-0067855; all of record in the Register's Office of Davidson County, Tennessee.

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective the 6th day of July, 2018.

SIGNATURE PAGE TO FOLLOW

REALTY TITLE®

Rhonda G. Hammonds

Rhonda G. Hammonds

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said State and County, Rhonda G. Hammonds, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5 day of July, 2018.

Notary Public

My Commission Expires: 9/25/19

(SEAL)

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tax Parcel ID Number: 176 01 0B 049.00		
Owner Name and Address: Property Owner 6, LLC Tribeca No. 278202 P.O. Box 4090 Scottsdale, AZ 85261	**Property Address**: 179 Sophie Drive Antioch, TN 37013	**Send Tax Bills To**: Property Owner 6, LLC P.O. Box 4090 Scottsdale, AZ 85261

Valuation Affidavit: I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $220,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 9th day of July, 2018.

Linda A. Gray
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

File No. 18110344

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