WARRANTY DEED

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055

RT File No. 18110358
FNTG No. 7054145
Tribeca No. 278930

STATE OF TENNESSEE
COUNTY OF Shelby

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 $ **221,000.00**, 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 13th day of July, 2018.

Notary Public

My Commission Expires: 11.8.21

Bill Garrett Davidson County
Batch# 117087 DEEDWARR
07/17/2018 02:11:28 PM 2 pgs
Fees: $13.00 Taxes: $817.70

20180717-0069511

DAVIDSON COUNTY JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Property Owner 6, LLC	Property Owner 6, LLC	164 16 0A 097.00
P.O. Box 4090	P.O. Box 4090	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Magdy B. Loza and wife, Lisa Georgi** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Property Owner 6, LLC, a Delaware limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 61 on the plan of Meadow Woods, Section Four (4), as shown by plat of record in Instrument No. 200106050058115 in the Register' s Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Magdy B. Loza, married from CTX Mortgage Company, LLC, by Special Warranty Deed on August 27, 2007, of record in Instrument Number 20070829-0103526, Register's Office for Davidson County, Tennessee.

NOTE: Lisa Georgi joins this conveyance to convey any and all interest she may have in the said property including but not limited to her marital interest.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as set forth on the Plat of record in 20010605-0058115, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20010830-0094506, as amended in Instrument No. 200109011-0098356, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 11387, page 931, Register's Office for said County. Subject to all matters as set forth on the Plat of record in 20040324-0033105, Register's Office for said County. Easement retained in Deed of record in Book 4457, page 350, Book 6938, page 738, Register's Office for said County. Easement to Tennessee Power Company of record in Book 437, page 38, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1501 Chestnut Oak Dr., Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 13, 2018.

MAGDY COZA

Magdy B. Loza

Lisa Georgi

Lisa Georgi

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Magdy B. Loza and Lisa Georgi**
to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 13, 2018

Notary Public

My commission expires 11-8-21

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY