Bill Garrett Davidson County
Batch# 118807 DEEDWARR
07/20/2018 10:00:12 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20180720-0070872

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

After Recording send to:
Realty Title & Escrow Co., Inc.
6525 Quail Hollow Rd., Suite 115
Memphis, TN 38120
RT No. 18110403
FNTG 7076695
Tribeca No: 280213

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Molly McDonald
Affiant

Subscribed and sworn to before me, this 16th **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

02-1806-00044X

Address of New Owner:	Send Tax Bills to:	Tax Information:
Property Owner 6, LLC P.O. Box 4090 Scottsdale, AZ 85261	Property Owner 6, LLC P.O. Box 4090 Scottsdale, AZ 85261	135 14 0A 272.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Marney M. Hardin, an unmarried woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Property Owner 6, LLC, a Delaware Limited Liability Company,** hereinafter called the Grantees, their successors 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 272, PHASE 5, PINNACLE POINT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 8250, PAGE 842, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MARNEY M. HARDIN, A MARRIED WOMAN BY WARRANTY DEED FROM VANGUARD INVESTMENTS, INC, DATED AUGUST 3, 2007, OF RECORD IN INSTRUMENT NO. 20070808-0094831, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The grantor herein further warrants and covenants that the above described property does not constitute any part of her homestead and that full and adequate consideration has been paid.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1017 Blue Mountain Lane, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 12th day of July, 2018.

Marney M. Hardin

STATE OF COLORADO
COUNTY OF Mesa

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Marney M. Hardin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Fruita, CO, this 12th day of July, 2018.

Notary Public

My Commission expires: 2-11-2020

Rebecca Jo Lampton
Notary Public
State of Colorado
Notary ID 20004003611
My Commission Expires
February 11, 2020