Bill Garrett Davidson County
Batch# 119638 **DEEDWARR**
07/24/2018 11:16:45 AM 2 pgs
Fees: $13.00 Taxes: $758.50

20180724-0072061

STATE OF TENNESSEE
COUNTY OF SHELBY

The actual consideration or value, whichever is greater, for this transfer is $205,000.00

Affiant

Subscribed and sworn to before me, this 23rd 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
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Property Owner 6, LLC	**Property Owner 6, LLC**	**164080B07600CO**
PO BOX 4090	**PO 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,

Melissa D. Davidson N/K/A
Melissa D. Neumeyer, married

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:

Being Lot No. 54, on the plan of Final Plat, Section Two, Lakewalk, as the same appears of record in Instrument No. 20060209-0016039, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Melissa D. Davidson, unmarried, by Warranty Deed from Greenvale Construction, LLC, dated May 13, 2008, of record in Instrument No. 20080515-0049906, Register's Office for Davidson County, Tennessee. Melissa D. Davidson N/K/A Melissa D. Neumeyer conveyed subject property to Melissa D. Neumeyer, married, by Quitclaim Deed dated January 20, 2018, of record in Instrument No. 20180129-0008840, Register's Office for Davidson County, Tennessee. Monte James Neumeyer, spouse of Melissa D. Davidson now known as Melissa D. Neumeyer, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead he/she may have in the aforedescribed property by virtue of his/her marriage to Melissa D. Davidson, now known as Melissa D. Neumeyer.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

HOA Charter of record in Instrument No. 20050125-0009336, said Register's Office.

Bylaws of record in Instrument No. 20050128-0010524, said Register's Office.

Quitclaim Deed of Common Area of record in Instrument No. 20060907-0110530, said Register's Office.

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 1404 Priestshore Bay, 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.

Melissa D. Neumeyer Date: 7/20/18

Monte James Neumeyer Date: 7/20/18

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Melissa D. Neumeyer and Monte James Neumeyer, 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 20 day of July, 2018.

NOTARY PUBLIC

My Commission Expires: 10.7.19

MICHELLE CRAWFORD
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires: 10-07-2019

Record and Return to:
Realty Title & Escrow Inc.
6525 Quail Hollow Rd., Ste 115
Memphis, TN 38120
RT No. 18110397
TRIBECA NO. 280064
FNTG No. 1075227