RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
RT File No. 18110398
FNTG No. 7075239
Tribeca No. 280097

Bill Garrett Davidson County
Batch# 119644 **DEEDWARR**
07/24/2018 11:22:42 AM 2 pgs
Fees: $13.00 Taxes: $921.30

20180724-0072068

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Shelby

The actual consideration or value, whichever is greater, for this transfer is $249,000.00

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
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Property Owner 6, LLC	**Property Owner 6, LLC**	**164080C07200CO**
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,

Martins Molokwu and Chinyere Molokwu, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 91 on the plan of Final Plat, Section Two, Hamilton Chase, "Cluster Lot Subdivision", as the same appears of record in Instrument No. 20060807-0096557, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Martins Molokwu and Chinyere Molokwu, husband and wife, by Warranty Deed from Harvest Homes, LLC, dated February 12, 2008, of record in Instrument No. 20080312-0025061, Register's Office for Davidson County, Tennessee. Martins Molokwu hereby covenants that he is one and the same as Martin Molokwu as referenced in said Warranty Deed.
THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Bylaws of record in Instrument No. 20050728-0087946, Instrument No. 20070723-0087046, said Register's Office.

Easements of record in Instrument No. 20060707-0081733, Instrument No. 20040416-0043248, said Register's Office.

HOA Charter of record in Instrument No. 20060914-0113689, said Register's Office.

Stormwater Detention Agreement of record in Instrument No. 20040102-0000420, 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 3712 Grace Falls Drive, 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.

Martins Molokwu Date: 7/20/18

Chinyere Molokwu Date: 7/20/18

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Martins Molokwu and Chinyere Molokwu, 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 20th day of July 2018.

NOTARY PUBLIC

My Commission Expires: 9/7/21

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON