WARRANTY DEED

Record and Return To:
Realty Title & Escrow Company, Inc
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
P: (901) 260-4055
RT File No. 18110392
TG No.: 7071852
Tribeca No.:279959

STATE OF TENNESSEE
COUNTY OFSHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE X1ST DAY OF ~~JULY~~ Aug, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-16-18
(AFFIX SEAL)

LINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. SEPT. 16, 2018

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0568

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Property Owner 6, LLC, a Delaware Limited Liability Company	Property Owner 6, LLC, a Delaware Limited Liability Company	151 10 0A 081.00
(NAME) P.O. Box 4090	(NAME) P.O. Box 4090	
(ADDRESS) Scottsdale, AZ 85261	(ADDRESS) Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($225,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
TRACY WARNER WILSON FKA TRACY WARNER AND JAMES K. WILSON, WIFE AND HUSBAND
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 all of Lot No. 298 in the Villages of Long Hunter, a Planned Unit Development, Phase I, recorded in Instrument No. 20010123 - 0006894, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tracy Warner, now known as Tracy Warner Wilson, by Warranty Deed from Ole South Properties, Inc. of record in Instrument number 20020215-0019864, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument Number 20010123-0006894, Register's Office for Davidson County, Tennessee.

Tracy Warner and Tracy Warner Wilson are one in the same person.

James K. Wilson, spouse of Tracy Warner Wilson, for the consideration expressed herein, joins in this conveyance for the purpose of waving all rights, claims and interests of any kind whatsoever, including any and all martial or homestead he/she may have in the aforedescribed property by virtue of his/her marriage to Tracy Warner Wilson.

unimproved ☐
This is improved ☒ property, known as 7405 East Winchester Drive, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Bill Garrett Davidson County
Batch# 124010 **DEEDWARR**
08/02/2018 10:50:11 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20180802-0075743

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 is 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.

Witness our hands this 31st day of July, 2018.

Tracy Warner Wilson

James K. Wilson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tracy Warner Wilson and James K. Wilson 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 and official seal at Nashville, Tennessee, this 31st day of July, 2018.

My Commission Expires: 5-2-22

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.