THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180616770** Bill Garrett Davidson County Batch# 124014 **DEEDWARR** 08/02/2018 10:53:32 AM 2 pgs Fees: $13.00 Taxes: $906.50 20180802-0075747	STATE OF TENNESSEE) COUNTY OF SHELBY) The actual consideration or value, whichever is greater, for this transfer is: $245,000.00. Affiant Subscribed and sworn to before me, this ~~31st~~ 1st day of ~~July~~ Aug., 2018. Notary Public My Commission Expires: _____ LINDA A GRAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. SEPT. 16, 2018

WARRANTY DEED

Address New Owner: Property Owner 6, LLC PO Box 4090 Scottsdale, AZ 85261	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 164-07-0A-131.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carlene Brown, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Property Owner 6, LLC, a Delaware Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 93, as shown on plat for Harvest Grove, Section Two, of record as Instrument No. 20140529-0046065 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to CARLENE BROWN, by deed from BMCH TENNESSEE LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record in Instrument No. 20150904-0090577, dated August 28, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 164-07-0A-131.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20140529-0046065, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20060628-0077382, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20040707-0080492, said Register's Office.
Right-of-Way Easement of record in Instrument No. 20060830-0107233, said Register's Office.

This is improved property located at 1924 Brookshine Port Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of July, 2018.

Carlene Brown

Carlene Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carlene Brown, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2018.

Nathan L. Powers

Notary Public

My Commission Expires: 01/17/21

