Bill Garrett Davidson County
Batch# 124024 DEEDWARR
08/02/2018 10:57:55 AM 3 pgs
Fees: $18.00 Taxes: $825.10
20180802-0075757

Prepared By & Return To:
Realty Title
6525 Quail Hollow Road #115
Memphis, Tennessee 38120
(901)260-4055

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Westley Steele, Jr., a married person** ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto **Property Owner 6, LLC, a Delaware limited liability company** ("Grantee") the following described property being situated in Davidson County, TN, to wit:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Oakwood Phase Six, Section Two of record in Book 7900, Page 626, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of deed of record at Instrument Number 20150107-0001699 in the Register's Office of Davidson, Tennessee;

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; Grantor has full power and lawful authority to sell and convey the same; the title thereto is free, clear and unencumbered except as to: (1) permitted encumbrances listed below; (2) zoning; (3) setback requirements and general utility, sewer, and drainage easements of record; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

JOINDER OF SPOUSE FOR WARRANTY DEED: Nida Steele, spouse of Westley Steele, Jr., 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 Westley Steele, Jr..

Permitted encumbrances: Subdivision Restrictions, Building Lines & Easements of record at: Plat Book 7900 Page 626, Surveyor's Certificate of Correction in Book 8705 Page 870; Easements of record at: Book 923, Page 1, Book 6269 Page 197, Book 6298 Page 582; Declaration of Covenants, Conditions & Restrictions of record at:

Book 7981 Page 478, Amendment in Book 7981 Page 478, Book 8038 Page 838, Book 8191 Page 323, Book 8191 Page 324, Book 8323 Page 410, Book 9781 Page 987, Book 10650 Page 785; Correction in Book 8313 Page 17, Book 9237 Page 1, all in said Register's Office.

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective the 27th day of July, 2018.

Westley Steele, Jr.

/Steele
(SIGN)) - Spouse of Westley Steele, Jr.

Judea Steele
(PRINT) - Spouse of Westley Steele, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said State and County, Westley Steele, Jr. and Judea Steele (Spouse of Westley Steele, Jr.), the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of July, 2018.

Megan Paulus
Notary Public

My Commission Expires: 8/20/19

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

REALTY TITLE®

Tax Parcel ID Number: 149 10 0 069.00		
Owner Name and Address: Property Owner 6, LLC P.O. Box 4090 Scottsdale, AZ 85261	**Property Address**: 5128 Pebble Creek Antioch, TN 37013	**Send Tax Bills To**: Property Owner 6, LLC P.O. Box 4090 Scottsdale, AZ 85261

Valuation Affidavit:

I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $ 223,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 1st day of August, 20 18.

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

Return To:
Realty Title & Escrow Co., Inc.
6525 Quail Hollow Rd., Suite 115
Memphis, Tennessee 38120

RT. 18110160
TG: 00939939
Invoice No: 275105

REALTY TITLE®