Prepared By & Return To:
Realty Title & Escrow Co., Inc.
6525 Quail Hollow Road #115
Memphis, Tennessee 38120
(901)260-4055
RT File# 18110483 TG: 7107685
Tribeca No.: 281136

Bill Garrett Davidson County
Batch# 126899 DEEDWARR
08/09/2018 11:43:58 AM 2 pgs
Fees: $13.00 Taxes: $873.20

20180809-0078589

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, **Shawn Simmons and Rosario Simmons, husband and wife,** ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto Property Owner 7, **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. 73 on the Plan of Phase 1-B, Lakeside Cove at Percy Priest, of record in Instrument No. 20050110000325?, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20050707-0078439, in the

Property Address: 5624 Dory Drive, Antioch, TN 38013

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of warranty deed of record at Instrument Number 20051212-0148808 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.

Permitted encumbrances:

Subdivision restrictions, building lines and easements of record in Plat Instrument at Instrument No. 20050110-0003257, Correction at Instrument No. 20050707-0078439, in the Register's Office of Davidson County, Tennessee; Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20041105-0133677, in the aforesaid Register's Office. Easement(s) of record in Book 2336 Page 614, Book 4428 Page 571, all of record in the aforesaid 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 as of the 31st day of July, 2018.

Shawn Simmons

Rosario Simmons

Rosario Simmons

File No. 18110483

REALTY TITLE

STATE OF Texas

COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said State and County, Shawn Simmons and Rosario Simmons, 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 28 day of July, 2018.

Notary Public

My Commission Expires: 04-12-2022

(SEAL)

SARAH ADAMS
Notary Public, State of Texas
My Comm. Exp. 04-12-2022
ID No. 12823929-9

Owner Name and Address:
Property Owner 7, LLC
P. O. Box 4090
Scottsdale, AZ 85261

Property Address:
5624 Dory Drive
Antioch, TN 37013

Send Tax Bills To:
Property Owner 7, LLC
P. O. Box 4090
Scottsdale, AZ 85261

Tax Parcel ID Number:
151 09 0B 075.00

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 $ 236,000.00, 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, 2018

Notary Public

My Commission Expires: 10-5-2019

LISA C. POSEY
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY

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Memphis, Tennessee 38120

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REALTY TITLE