WARRANTY DEED

Bill Garrett Davidson County
Batch# 126903 DEEDWARR
08/09/2018 11:46:17 AM 2 pgs
Fees: $13.00 Taxes: $788.10

20180809-0078593

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

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$213,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of Aug., 2018.

Linda A. Gray
Notary Public

MY COMMISSION EXPIRES: Sept. 16, 2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division, ,

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Property Owner 7, LLC	Property Owner 7, LLC	182-06-0A-230.00
(NAME)	(NAME)	
P.O. Box 4090	P.O. Box 4090	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Joshua Drake and Alicia Drake, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Property Owner 7, LLC, a Delaware limited liability company, hereinafter called the GRANTEE(S), his/her/their 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. 240 on the Plan of the Final Plat of Old Hickory Hills, Phase Two - Section Three, of record in Instrument Number 20040420-0044507, as corrected by Surveyor's Certificate of Correction of record in Instrument Number 20041021-0126628, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joshua Drake and Alicia Drake, husband and wife by Warranty Deed dated 07/17/2014 from John F. Gabelman and Hilda Gabelman, as Trustee's of The Gabelman Living Trust, dated February 28, 2005 of record in Instrument 20140722-0064778, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is Improved ☒ 7213 Legacy Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 my/our hands this 31 day of July, 2018..

Joshua Drake

Alicia Drake

State of CALIFORNIA
County of SAN FRANCISCO

Personally appeared before me Joshua Drake and Alicia Drake, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of July, 2018.

Notary Public:
My Commission Expires: March 5, 2019

JOHN MINJIRAS
Notary Public - California
San Francisco County
Commission # 2099043
My Comm. Expires Mar 5, 2019

RETURN TO:
Realty Title & Escrow
6525 Quail Hollow Rd #115

Memphis, TN 38120

P: (901) 260-4055

RT File No: 18110457

TG No : 7099069

Tribeca No: 280808