Bill Garrett Davidson County
Batch# 129732 DEEDWARR
08/16/2018 10:42:22 AM 2 pgs
Fees: $13.00 Taxes: $1,004.55
20180816-0081208

Prepared by:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027
File No. 180344SH

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kellen Bennett and spouse, Isamar Bennett

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:

See Attached Exhibit A

Being the same property conveyed to Kellen Bennett and spouse, Isamar Bennett, by Warranty Deed, from Nick L. Woodard and Kathryn V. Woodard, husband and wife, dated October 14, 2011, of record in Instrument No. 20111019-0081242, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20071220-0146323, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 5388, Page 714, amended of record in Book 5894, page 186, Instrument No. 20070605-0067129, Instrument No. 20110203-0009586, Instrument No. 20130712-0072091, and Instrument No. 20150227-0017000, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Instrument No. 20070605-0067128, Register's Office for DAVIDSON County, Tennessee.
QCD of common areas to HOA of record in Instrument No. 20080211-0013604, 20100225-0014274, Instrument No. 20130711-0071995, and Instrument No. 20150227-0016999, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20060406-0039475 and Instrument No. 20071010-0120325, Register's Office for DAVIDSON County, Tennessee.
Utility Easement of record in Instrument No. 20080805-0080303, Register's Office for DAVIDSON County, Tennessee.
Easement to United Telephone Co. of record in Instrument No. 20071109-0132386, Register's Office for DAVIDSON County, Tennessee.
Sewer Line Easement of record in Instrument No. 20070710-0082048, Register's Office for DAVIDSON County, Tennessee.

This is improved property known as 1012 Morning Court, Antioch, TN 37013.

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 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 my/our hand(s) this 9th day of August, 2018.

Kellen Bennett

Isamar Bennett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Kellen Bennett and spouse, Isamar Bennett, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of August, 2018.

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 12, 2021

Notary Public

My Commission Expires:

Exhibit "A"

Legal Description: Land in Davidson County, Tennessee, being Lots (s) 61, as shown on the map entitled Phase One, Section Two, Sunset Hills, of record as Instrument No. 20071220 - 0146323, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Owner Name and Address:
Property Owner 6, LLC
P.O. Box 4090
Scottsdale, AZ 85261

Property Address:
1012 Morning Court
Antioch, TN 37013

Send Tax Bills To:
Property Owner 6, LLC
P.O. Box 4090
Scottsdale, AZ 85261

Tax Parcel ID Number:
182 010A 061.00

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 $ **271,500.00**, 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 9 day of August, 2018.

Notary Public

My Commission Expires: RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JUNE 12, 2021

Return To:
Realty Title & Escrow Co., Inc.
6525 Quail Hollow Rd., Suite 115
Memphis, Tennessee 38120
RT No. 18110330
FNTG 7037857