Bill Garrett Davidson County
Batch# 129760 DEEDWARR
08/16/2018 10:56:51 AM 2 pgs
Fees: $13.00 Taxes: $804.75
20180816-0081247

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
RT File No. 1811053G
FNTG No. 7138961

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties.

MAP/GROUP/PARCEL 17508002400
Account Number:

NAME & ADDRESS OF NEW OWNER:
Property Owner 7, LLC
P.O. Box 4090
Scottsdale, AZ 85261

SEND TAX BILLS TO:
Property Owner 7, LLC
P.O. Box 4090
Scottsdale, AZ 85261

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **BRIAN K. HARRIS, AND UNMARRIED MAN,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **PROPERTY OWNER 7, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 62, on the Plan of Section One, Hickory Woods, as shown by plat appearing of record in Book 6900, page 509, as amended by Surveyor's Certificate of Correction,* of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot. * of record in Book 7582, Page 166 and Certificate of Street Name Change of record in Book 9997, Page 844, BEING the same property conveyed to Brian K. Harris, unmarried, by Warranty Deed from Joseph A. Pinitsch and Dianne J. Thompson, as joint tenants, dated April 20, 2018, appearing of record in Instrument No. 20180425-003 8734, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 3932 Rock Creek Dr., Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed of said parcel of real estate, and that his/her/their have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2018 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

---------- [Space Below This Line For Recording Data] ----------

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 14th day of August, 2018.

Brian K. Harris

STATE OF TENNESSEE)
)
COUNTY OF SHELBY)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Brian K. Harris, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 14 day of August, 2018.

NOTARY PUBLIC

My Commission Expires: _____

KAYLA L DODD
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 05-15-2021
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is [redacted] which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

$217,500.00 Req

AFFIANT

Sworn to and subscribed before me this 15th day of August, 2018.

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

---------- [Space Below This Line For Recording Data] ----------