WARRANTY DEED

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
RT File No. 18110480
FNTG No. 7106480

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 $218,616.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: Sept. 16, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Property Owner 7, LLC	Property Owner 7, LLC	173 16 0A 222.0
(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 consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Chase Davidson and Tiffany Davidson, husband and wife, hereinafter called the Grantors, 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 Grantees, their heirs and 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 all of Lot No. 195, on the Final Plat of Hidden Creek, Phase 3, Section 2, as shown by plat appearing of record in Instrument No. 20050714-0081683, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Chase Davidson and Tiffany Bonnette by Warranty deed from Gilda Y. Linder and Joy D. Linder, both unmarried, as joint tenants with rights of survivorship of record in Instrument No. 20130430-0042698 Register's Office for Davidson County, Tennessee, dated April 29, 2013, and recorded on April 30, 2013.

Tiffany Davidson covenants she is one and the same as Tiffany Bonnette.

unimproved ☐

This is improved ☑ property, known as 3900 Stephens Ridge Way, 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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.

Bill Garrett Davidson County
Batch# 129767 DEEDWARR
08/16/2018 11:00:39 AM 2 pgs
Fees: $13.00 Taxes: $808.88

20180816-0081258

Witness our hands this 14th day of August, 2018.

Chase Davidson

Tiffany Davidson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 14th day of August, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Chase Davidson and Tiffany Davidson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
12-22-19

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 22, 2019

Notary Public

File No.: 10781