WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 135951 DEEDWARR
09/04/2018 11:05:11 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20180904-0087167

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

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~28th~~ 29th day of August, 2018

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Property Owner 7, LLC	Property Owner 7, LLC	149-15A-364
(NAME)	(NAME)	
P.O. Box 4090	P.O. Box 4090	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20182345

For and 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, I/we, **Veronica Williamson, a single woman**, hereinafter called the GRANTOR, 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 Lot No. 131, on the Plan of Phase Four, Cambridge Forest, of record in Instrument No. 20020813-0097017, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James O. Williamson III and Veronica Williamson, as joint tenants with rights of survivorship by deed from Veronica Hardin, unmarried, dated June 25, 2010, of record in Instrument No. 20100915-0073371, Register's Office for Davidson County, Tennessee. The said James O. Williamson III having since died on October 30, 2016, leaving Veronica Williamson as surviving joint tenant as evidenced by Affidavit of record in Instrument No. 20170301-0020446, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 3024 Bromley Way, Antioch, TN 37013
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 28th day of August, 2018

Veronica Williamson

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Veronica Williamson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th of August, 2018.

Notary Public
My Commission Expires: 3-2-2021

