WARRANTY DEED

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
RT No. 18110608
FNTG. 7156556

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

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Shelby

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$236,000.00.**

Affiant

Subscribed and sworn to before me this 31st day of August, 2018

Notary Public
My Commission expires: Sept. 16, 2018
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
MJ Rental I, LLC	MJ Rental I, LLC	151-10-0A-060.00
P.O. Box 4090	P.O. Box 4090	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Sandy Eshak (f/k/a Sandy Boules) and Mina C. Eshak**,* hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **MJ Rental I, LLC, a Delaware Limited Liability Company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

* Both unmarried

Land in Davidson County, Tennessee, being Lot No. 277 on the plan of Phase One, Villages of Long Hunter, of record in Instrument Number 20010123-0006894, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sandy Boules and Mina C. Eshak, both unmarried, by deed from Jason Guthormsen and wife, Amie J. Courturier Guthormsen, on November 23, 2005, of record in Instrument Number 20051129-0143275, Register's Office for Davidson County, Tennessee.
The said Sandy Boules being one and the same, and now known, as Sandy Eshak.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018, and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 151-10-0-A-060.00.
- All matters as shown on the Plan of record in Instrument Number 20010123-0006894, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20010531-0056382, Register's Office for Davidson County, Tennessee.

This is improved property known as: **813 Winchester Close, Antioch, TN 37013**

Karen Y Johnson Davidson County
Batch# 140156 **DEEDWARR**
09/12/2018 10:20:21 AM 3 pgs
Fees: $18.00 Taxes: $873.20

20180912-0090436

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 28, 2018.

X _____
Sandy Eshak (f/k/a Sandy Boules)

X _____
Mina C. Eshak

STATE OF _____
COUNTY OF _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sandy Eshak (a/k/a Sandy Boules) and Mina C. Eshak** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August _____, 2018

My commission expires 06/09/2020

see notary attachment 8/28/18
Notary Public

California Acknowledgment Form

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Bernardino } ss.

On August 28, 2018 before me, Michele Jimenez, Notary Public,
(here insert name and title of the officer)
personally appeared Sandy Eshak and Mina C. Eshak

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Seal

MICHELE JIMENEZ
COMM. #2152833
Notary Public - California
SAN BERNARDINO COUNTY
My Comm. Exp. Jun. 9, 2020

WITNESS my hand and official seal.

Signature of Notary

Optional Information

To help prevent fraud, it is recommended that you provide information about the attached document below.
This is not required under California State notary public law.

Document Title: Warranty Deed # of Pages: 3

Notes

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