Prepared By
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

Return to:
Realty Title & Escrow
6525 Quail Hollow Suite 115
Memphis, TN 38120

Regal File Number: 1808490

RT File No: 18110601
TG: 7155579
Tribeca No: 301599

State of Tennessee
County of Shelby
The actual consideration or value, whichever is greater, for this transfer is ~~$240,000.00~~ $236,500.00. LAG

Affiant

Subscribed and sworn to before me, this 31ST day of Aug., 2018.

Notary Public
My Commission Expires: 9-16-18

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

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Property Owner 7, LLC	Property Owner 7, LLC	175020A01300CO
P.O. Box 4090	P.O. Box 4090	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tiffany D. Cocroft, now known as Tiffany D. Franklin, and Erion C. Franklin husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Property Owner 7, LLC, a Delaware Limited Liability Company**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Being all of Lot No. 13, on the plan of Section I, Old Hickory Commons, as shown on Exhibit D to the Master Deed of record in Instrument Number 20080220-0016771, 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.

Being the same property conveyed to Tiffany D. Cocroft, a single person and Erion C. Franklin, a single person, by Warranty Deed, from Ole South Properties., a Tennessee Corporation, dated November 6, 2009, of record in Instrument No. 20091112-0104416, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X_improved ___unimproved property known as 1417 Sprucedale Drive, 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

PREPARER OF THIS INSTRUMENT HAS PERFORMED NO TITLE UNDERWRITING REVIEW AND MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

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.

Karen Y Johnson Davidson County
Batch# 140158 DEEDWARR
09/12/2018 10:23:49 AM 2 pgs
Fees: $13.00 Taxes: $875.05

WITNESS my hand this 29 day of August, 2018.

Tiffany D. Franklin

Erion C. Franklin

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Tiffany D. Franklin and Erion C. Franklin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 29 day of August, 2018.

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public at Large
My Commission Expires: 4/18/21