Karen Y Johnson Davidson County
Batch# 140161 DEEDWARR
09/12/2018 10:27:29 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20180912-0090449

Send Tax Statement To:
New Owner

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Property Owner 7, LLC
PO Box 4090
Scottsdale, AZ 85261

From Information Furnished By
The Parties

Map and Parcel: 151 09 0B 183.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **PAULA A. UNDERWOOD, AN UNMARRIED WOMAN**, has this day bargained and sold and does hereby transfer and convey unto, **PROPERTY OWNER 7, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 145 on the plan of Lakeside Cove at Percy Priest, Phase 3 of record in Instrument No. 20060825-0105210, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Paula A. Underwood, an unmarried woman by Warranty deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20061221-0157781, dated December 19, 2006, Register's Office for Davidson County, Tennessee,
>
> This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument Number 20041105-0133677; Grant of Transmission Line Easements to U.S.A. of record in Book 2336, Page 614 and Book 4428, Page 571; Easement for Water Mains and Appurtenances of record in Book 8175, Page 783; Sewer and/or Storm Drainage Easement of record in Instrument Number 20020212-0018699; Storm Water Detention Agreement of record in Instrument Number 20040914-0110817; Conveyance of Common Area of record in Instrument Number 20100219-0012873; Subject to rights of others in and to the common areas and/or elements; and to any and all matters shown on said plat and survey of record in Instrument Number 20060825-0105210, all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **PROPERTY OWNER 7, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is

unencumbered, except for the lien of the 2018 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 30th day of August, 2018.

Paula A. Underwood

Paula A. Underwood

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Paula A. Underwood,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 30th day of August, 2018.

MOLLY L SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Molly L. Smith
NOTARY PUBLIC
My Commission Expires: 1/28/19

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$215,000.00,** which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

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

AFFIANT

SWORN to and subscribed before me, this 31ST day of August, 2018.

Linda A. Gray
NOTARY PUBLIC
My Commission Expires: 9-16-18

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
RT No. 18110637
FNTG. 7165580

Property address: 5144 Sunsail Dr.
Antioch, TN 37013