NEW OWNER:

PROPERTY OWNER 7, LLC
P. O. BOX 4090
SCOTTSDALE, AZ 85261

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 18-1171

Map & Parcel 075 12 0B 067.00

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
RT No. 18110658
FNTG. 7172469

Space for Recorder's stamp

Karen Y Johnson Davidson County
Batch# 142857 **DEEDWARR**
09/19/2018 02:31:42 PM 2 pgs
Fees: $13.00 Taxes: $876.90

20180919-0092995

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Forty Thousand and 00/100 Dollars ($240,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **HIRAM H. NELSON and LONNY R. NELSON, husband and wife** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **PROPERTY OWNER 7, LLC, a Delaware Limited Liability Company**, ("Grantee"), its successors and and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Being Lot No. 54 on the Plan of Brookside Woods, First Revision, Phase Two, Section Three, a Planned Unit Development of record in Instrument No. 20000512-0048125, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed unto Hiram H. Nelson and Lonny R. Nelson, husband and wife, by deed from Samuel J. Odette, Jr. and Caroline Paige Turner, f/k/a Caroline P. Odette, dated March 25, 2014, and of record in Instrument No. 20140327-0025114, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **521 LESLIE ANN COURT, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20000512-0048125, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 5th day of September, 2018.

HIRAM H. NELSON

LONNY R. NELSON

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **HIRAM H. NELSON and LONNY R. NELSON, husband and wife,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of September, 2018.

NOTARY PUBLIC

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

My commission expires: _____

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The actual consideration or value, whichever is greater, for this transfer is ~~$240,000.00~~ $237,000.00

Linda Gray, Agent
AFFIANT

Sworn to and subscribed to before me this 5th day of September, 2018.

NOTARY PUBLIC

My commission expires: 5-1-21

SARAH KATHERINE A. WRIGHT STATE OF TENNESSEE NOTARY PUBLIC

SARAH KATHERINE A. WRIGHT STATE NOTARY PUBLIC COUNTY OF SHELBY