Prepared By & Return To:
Realty Title & Escrow
6525 Quail Hollow Road #115
Memphis, Tennessee 38120
(901)260-4055
RT File No. 18110256
TG: 7007336
Tribeca No. 276581

Karen Y Johnson Davidson County
Batch# 142858 **DEEDWARR**
09/19/2018 02:33:05 PM 2 pgs
Fees: $13.00 Taxes: $902.80
20180919-0092996

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Nneka Okafor, unmarried** ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto **Property Owner 6, LLC, a Delaware Limited Liability Company** ("Grantee") the following described property being situated in Davidson County, TN, to wit:

Land in Davidson County, Tennessee, being Lot(s) 43, as shown on the map entitled Final Plat of Edison Park, of record as Instrument No. 20060726-0090090, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of warranty deed of record at Instrument Number 20100709-0053926 in the Register's Office of Davidson, Tennessee;

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; Grantor has full power and lawful authority to sell and convey the same; the title thereto is free, clear and unencumbered except as to: (1) permitted encumbrances listed below; (2) zoning; (3) setback requirements and general utility, sewer, and drainage easements of record; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

Permitted encumbrances: Subdivision restrictions, building lines and easements of record in 20060726-0090090, in the Register's Office of Davidson County, Tennessee. Declaration of Covenants, Conditions and Restrictions of record in 20060831-0107891, in the aforesaid Register's Office. Charter of Edison Park Homeowner's Association of record at Instrument No. 20060724-0089083, in the aforesaid Register's Office.

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the 10 day of September, 2018.

Nneka Okafor

REALTY TITLE®

STATE OF TENNESSEE
COUNTY OF SHELBY

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

Witness my hand, at office, this 7th day of September, 2018.

Notary Public

My Commission Expires: 09-10-2018

(SEAL)

MARCUS HALEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Owner Name and Address:
Property Owner 6, LLC
P. O. Box 4090
Scottsdale, AZ 85261

Property Address:
208 Painter Drive
Antioch, TN 37013

Send Tax Bills To:
Property Owner 6, LLC
P. O. Box 4090
Scottsdale, AZ 85261

Tax Parcel ID Number:
150 15 0B 043.00

Valuation Affidavit:
I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $ 244,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Linda Gray, Agent
Affiant

Subscribed and sworn to before me this 18 day of September, 2018.

Notary Public

My Commission Expires: 5-1-21

SARAH KATHERINE A. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

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Realty Title & Escrow Co., Inc.
6525 Quail Hollow Rd., Suite 115
Memphis, Tennessee 38120

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