This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Property Owner 7, LLC
P.O. Box 4090
Scottsdale, AZ 85261

Karen Y Johnson Davidson County
Batch# 142863 **DEEDWARR**
09/19/2018 02:40:16 PM 2 pgs
Fees: $13.00 Taxes: $862.10



20180919-0093005

SEND TAX BILL TO:
NEW OWNER

MAP/PARCEL 064-16-0D-074.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Patrick Benjamin Regalado, Married, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Property Owner 7, LLC, a Delaware Limited Liability Company, hereafter called the GRANTEE,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 193 on the Plat of Truxton Park, Section Two, of record in Instrument No. 20010515-0049898, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Patrick Benjamin Regalado by Warranty Deed from Steven Allen Spence and Melanie Heltsley Spence, husband and wife, of record in Instrument No. 20130308-0023357, Register's Office for Davidson County, Tennessee, dated March 5, 2013 and recorded on March 08, 2013.

Victoria Regalado, the spouse of Patrick Benjamin Regalado, joins in this conveyance to convey any and all right, title, or interest she may have in the above described property by virtue of being the spouse of Patrick Benjamin Regalado.

This is improved property known as: **1853 Brookmeadow Lane, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE their heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 11th day of September, 2018.

WITNESS MY HAND on this the 11th day of September, 2018

Patrick Benjamin Regalado

Patrick Benjamin Regalado

Victoria Regalado

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Patrick Benjamin Regalado and Victoria Regalado,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 11th day of September, 2018.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $233,000.00.

AFFIANT

Subscribed and sworn to before me this the 11th day of September, 2018.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Record & Return to:
Realty Title & Escrow Co.
6525 N Quail Hollow Rd Ste 115
Memphis, TN 38120
P: (901) 260-4055
File No.: 18110652
TG: 7169374
Tribeca No.: 302101