Prepared by:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0667-18

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,500.00

Karen Y Johnson Davidson County
Batch# 142873 DEEDWARR
09/19/2018 02:49:49 PM 2 pgs
Fees: $13.00 Taxes: $897.25
20180919-0093017

Linda Gray, Agent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of September, 2018.

Notary Public
My Commission Expires: 5-1-21

CATHERINE A WRIGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

Address of New Owner	Send Tax Bills To:	
Property Owner 7, LLC P.O.Box 4090 Scottsdale, AZ 85261	Property Owner 7, LLC P.O.Box 4090 Scottsdale, AZ 85261	Map/parcel: 172-12-0B-103.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

Marilyn Sullivan Hart, Unmarried

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Property Owner 7, LLC., a Delaware Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), it's HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

LAND lying in Davidson County, Tennessee and being more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 431, on the plan of Section 6, Bradford Hills, as of record in Plat Book 7900, Page 6, amended in Plat Book 7900, Page 290, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Marilyn Sullivan Hart by Warranty Deed from Truyen Van Nguyen n/k/a Story Van Nguyen, married, and Thuy Thi Thanh Dao, a/k/a Thanh Thuy Thi Dao and n/k/a Mandy Dao, unmarried, not dated and recorded 12/27/02 in Instrument No. 20021227-0160090, Register's Office for Davidson County, Tennessee.

Hang Le, spouse of Truyen Van Nguyen joined in the conveyance of this document.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1208 Crestfield Drive Nashville, TN, 37211

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(S), her heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/We are lawfully seized 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; and I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 12th day of September, 2018

Marilyn Sullivan Hart

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Marilyn Sullivan Hart, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 12th day of September, 2018

Notary Public

My Commission Expires: 1-18-22

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Return To:
Realty Title & Escrow
6525 Quail Hollow, Suite 115
Memphis, TN 38120
RT No. 18110644
FNTG. 7167423