WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 149527 DEEDWARR
10/05/2018 01:04:27 PM 2 pgs
Fees: $13.00 Taxes: $891.70

20181005-0099189

File No. RW0004480

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-7-2022
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Property Owner 7, LLC	New Owner	182-06-0A-303.00-CO
(NAME)	(NAME)	
PO Box 4090		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Cory T. Hutcheson and Kate Hutcheson, husband and wife,** HEREINAFTER CALLED THE GRANTOR, 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, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 368 on the Plan of Final Plat for Cluster-Lot Subdivision, Old Hickory Hills, Phase Three, Section One of record in Plat at Instrument No. 20060420-0045296, 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 Cory T. Hutcheson and Kate Hutcheson, husband and wife by Warranty deed from Greenvale Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20080425-0042224 Register's Office for Davidson County, Tennessee, dated April 14, 2008 and recorded on April 25, 2008.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as

Crescent
8856 ~~Crescent~~ Glen Ct, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 11 day of September, 2018.

Cory T. Hutcheson

Kate Hutcheson

STATE OF PENNSYLVANIA
COUNTY OF LANCASTER

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kate Hutcheson and Cory T. Hutcheson, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 11 day of September, 2018.

Notary Public

My commission expires: JUNE 30, 2019

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Joyce Jordan, Notary Public
Warwick Twp., Lancaster County
My Commission Expires June 30, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

RETURN RECORDED DOCUMENTS TO:

~~Magnolia Title & Escrow~~
1104 ~~Fatherland~~ Street
~~Nashville, TN 37206~~

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
RT File No. 18110693
FNTG No. 7192177