Prepared By ~~& Return To~~:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B18-1891

STATE OF TENNESSEE
COUNTY OF SHELBY

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
RT File No. 18110559
FNTG No. 1147466

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS September 28th 2018

Notary Public
Commission Expires: Sept. 1, 2022

LINDA A. GRAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

Karen Y Johnson Davidson County
Batch# 149530 DEEDWARR
10/05/2018 01:08:44 PM 2 pgs
Fees: $13.00 Taxes: $928.70

20181005-0099192

Address of New Owner	Send Tax Bills To:	Map & Parcel
MJ Rental I, LLC P. O. Box 4090 Scottsdale, AZ 85261	MJ Rental I, LLC P. O. Box 4090 Scottsdale, AZ 85261	163-07-0A-078.00-C

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,

Siphay Douangvilay and Davone N. Douangvilay, ~~wife and husband~~ swap

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MJ Rental I, LLC, a Delaware Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Final Plat, Resubdivision of Lots 1-11, 61-66, 76-95 and 102-132, Ridgeview UDO, Phase One, of record in Plat at Instrument No. 20120807-0070420, 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 Siphay Douangvilay and Davone N. Douangvilay, husband and wife by Warranty Deed from Parkside Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20160321-0026352 Register's Office for Davidson County, Tennessee, dated March 16, 2016 and recorded on March 21, 2016. (Value of consideration shown in aforementioned deed $187,750.00.) Being also known as 1955 Wild Oaks Court, Nashville, Tennessee 37013.

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 pro-rated as of the date of closing and assumed by the Grantee herein.

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

This is improved property known as: 1955 Wild Oaks Court, Antioch, TN 37013

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 so 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 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 September 17th, 2018.

Siphay Douangvilay

Davone N. Douangvilay

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Siphay Douangvilay and Davone N. Douangvilay** 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 Brentwood, Tennessee this 17th day of September, 2018.

SARAH SIMMONS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 02, 2022
COUNTY OF DAVIDSON

(Notary Seal)

Notary Public
My Commission Expires: _____