**NEW OWNER:**
**PROPERTY OWNER 7, L L C**
**P. O. BOX 4090**
**SCOTTSDALE, AZ 85261**

**SEND TAX BILLS TO:**
NEW OWNER

**THIS INSTRUMENT PREPARED BY:**
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

**FILE NO: 18-1518**

**Map & Parcel 064-160D219.00**

**Space for Recorder's stamp**

Karen Y Johnson Davidson County
Batch# 150738 **DEEDWARR**
10/11/2018 11:13:42 AM 3 pgs
Fees: $18.00 Taxes: $861.18

20181011-0100850

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Thirty-Two Thousand Seven Hundred Fifty and 00/100 Dollars ($232,750.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ASHLEY N. RINEHART, married, f/k/a Ashley N. Arnold,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **PROPERTY OWNER 7, L L C , a Delaware Limited Liability Company** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 131, on the plan of Section Four, Truxton Park, as shown by plat appearing of record in Instrument No. 200205280064435, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete details of said lot.

Being the same property conveyed to Ashley N. Arnold, an unmarried woman, by Warranty Deed from Julia F. Tidwell, married, dated May 30, 2014, and of record in Instrument No. 20140602-0046966, Register's Office for Davidson County, Tennessee. Ashley N. Arnold is now known as Ashley N Rinehart and is married to Eddie Rinehart.

Eddie Rinehart, spouse of Ashley N. Rinehart, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims, and interests of any kind whatsoever, including any and all marital or homestead he may have in the aforedescribed property by virtue of his marriage to Ashley N. Rinehart.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **2900 SUMMER HOLLOW COURT, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 200205280064435, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 1st day of October, 2018.

ASHLEY N. RINEHART

EDDIE RINEHART

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ASHLEY N. RINEHART and EDDIE RINEHART**, 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 office this 1st day of October, 2018.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

**********

The actual consideration or value, whichever is greater, for this transfer is **$232,750.00.**

AFFIANT

Sworn to and subscribed to before me this 1st day of October, 2018.

NOTARY PUBLIC

My commission expires: Sept. 7, 2022

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

Record & Return To:
Realty Title & Escrow Co.
6525 N. Quail Hollow Rd, Ste. 115
Memphis, TN 38120
P (901) 260-4055
File No.: 18110727
TG: 7213520
Tribeca No.: 303624