WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 150739 DEEDWARR
10/11/2018 11:14:48 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20181011-0100851

File No. TE0004527

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of October, 2018.

Notary Public

MY COMMISSION EXPIRES: Sept. 7, 2022
(AFFIX SEAL)

LINDA N. GRAY
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	164-10-0A-327.00-CO
(NAME) PO Box 4090	(NAME) PO Box 4090	
(ADDRESS) Scottsdale AZ 85261	(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, **Amanda Collins, unmarried,** 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 all of Lot No. 277, Final Plat, Village Six, Summerfield Subdivision, according to Plat and survey of same appearing of record in Instrument No. 20060928-0120376, of the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for more complete details as to location and description.

Being the same property conveyed to Amanda Collins, unmarried by warranty deed from Premier Custom Homes, Inc. of record in Instrument No. 20110606-0043046 Register's Office for Davidson County, Tennessee, dated 06/01/2011 and recorded on 06/06/2011.

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 2140 Pine 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.

Warranty Deed

Witness my hand this 5th day of October, 2018.

Amanda Collins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Amanda Collins, 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 5th day of October, 2018.

Notary Public

My commission expires: 11-5-19

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Realty Title & Escrow Co., Inc.
6525 Quail Hollow Rd ste 115
Memphis Tennessee 38120
RT No. 18110726
FNTG 7213425
Tribeca No.: 303274