Karen Y Johnson Davidson County
Batch# 150741 DEEDWARR
10/11/2018 11:15:51 AM 2 pgs
Fees: $13.00 Taxes: $640.10

20181011-0100853

STATE OF TENNESSEE)
COUNTY OF SHELBY)

The actual consideration or value, whichever is greater, is **$173,000.00** (One Hundred Seventy Three Thousand).

AFFIANT

Subscribed to and sworn before me this 9th day of October, 2018.

NOTARY PUBLIC MY COMMISSION EXPIRES: Sept. 7, 2022

LINDA A GRAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY GRISSIM TITLE & ESCROW, LLC. 1222 17th Avenue South, Nashville, TN. 37212		
ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Property Owner 7, LLC P.O. Box 4090 Scottsdale, AZ 85261	SAME AS NEW OWNER	150140A09200CO

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, **LASHONDA CORLEY, UNMARRIED,** HEREINAFTER CALLED 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),** 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. 709, on the Plan of Calumet, Phase Seven, of record in Plat Book 9700, Page 628, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to LaShonda Corley, unmarried, by Warranty Deed from Oriana D. Henderson, unmarried, of record in Instrument No. 20070402-0039006, dated March 22, 2007 and recorded on April 2, 2007, Register's Office for Davidson County, Tennessee.

Being also known as 4136 Pleasant Colony Drive, Antioch, Tennessee 37013.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **4136 PLEASANT COLONY DRIVE** **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 GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 5th day of October, 2018

LaShonda Corley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 5th day of October, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **LaShonda Corley** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 5th day of October, 2018.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 7, 2020

Record & Return To:
Realty Title & Escrow, LLC
6525 N. Quail Hollow Road, Ste. 115
Memphis, TN 38120
P: (901) 260-4055
File No. 18110741
TG: 7217123
Tribeca No. 303843