WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 150758 **DEEDWARR**
10/11/2018 11:27:08 AM 2 pgs
Fees: $13.00 Taxes: $897.25

20181011-0100881

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $242,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10th DAY OF OCTOBER, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES Sept. 7, 2022

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

THIS INSTRUMENT PREPARED BY:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
File # 18-9621

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Property Owner 7, LLC	Property Owner 7, LLC	
P.O. Box 4090	P.O. Box 4090	173-16-0A-068.00CO
Scottsdale, AZ 85261	Scottsdale, AZ 85261	

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 ACKNOWLEDGE, WE,

KIMBERLY GREENE F/K/A KIMBERLY D. HOSNER, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, 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 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. 81 on the plan of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1 of record in Instrument No. 20030213-0020016*, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description. * Corrected @ 20031120-0169641

Being the same property conveyed to Kimberly D. Hosner and Samuel W. Hosner, husband and wife by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, recorded on the 7th day of June, 2005 in Instrument No. 20050607-0064674, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Kimberly D. Hosner from Samuel W. Hosner, by Quitclaim Deed in Instrument No. 20181011-0100880, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in 20030213-0020016 corrected at Instrument No. 20030331-0042208.
4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20020514-0059176; 20030313-0033781; 20050308-0025065 and 20090908-0084135.
5. Terms and provisions of by-Laws recorded in Instrument Nos. 20030303-0027389 and 20090908-0084136.
6. Charter of Homeowners Association recorded at Instrument Nos. 20030303-0027388 and 20081230-0123265.
7. Easement for Right of Way, recorded in Book 5460, Page 992.
8. Conveyance of Common Area to Homeowners Association recorded at Instrument No. 20030303-0027387.

This is improved property known as 3624 Coles Branch Dr, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 5th day of October, 2018

Kimberly Greene F/K/A Kimberly D. Hosner

STATE OF TENNESSEE

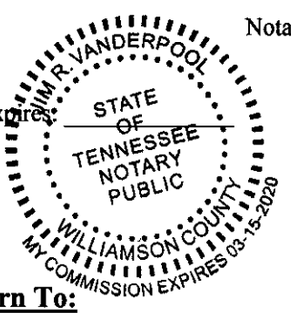
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, KIMBERLY GREENE F/K/A Kimberly D. Hosner, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 8 day of October, 2018.

Notary Public

My Commission Expires:



Record & Return To:
Realty Title & Escrow Co.
6525 N. Quail Hollow Rd. STE 115
Memphis, TN 38120
P:(901) 260-4055
File No.: 18110733
TG: 7215992
Tribeca No.: 303495