Karen Y Johnson Davidson County
Batch# 152015 DEEDWARR
10/17/2018 10:39:41 AM 2 pgs
Fees: $13.00 Taxes: $943.50
20181017-0102874

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**1285 North Mt. Juliet Road**
**Mt. Juliet, TN 37122**

**STATE OF TENNESSEE**
**COUNTY OF SHELBY**
**The actual consideration or value, whichever is greater, for this transfer is $255,000.00.**

**Affiant**

**Subscribed and sworn to before me, this 15th day of October, 2018.**

**Notary Public**
**My commission expires:** 6/17/19

KATIE CRADDOCK
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

**Return to:**
**Realty Title & Escrow**
**6525 Quail Hollow Ste 115**
**Memphis, TN 38120**
**RT No. 18110763**
**FNTG 7233040**
**Tribeca No.: 304131**

**06-1809-77029**

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Property Owner 7, LLC | Property Owner 7, LLC | 164 07 0A 225.00CO |
| P.O. Box 4090 | P.O. Box 4090 | |
| Scottsdale, AZ 85261 | Scottsdale, AZ 85261 | |
| 480-588-6121 | 480-588-6121 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas S. Lawrence and Janice S. Lawrence, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Property Owner 7, LLC, a Delaware Limited Liability Company**, hereinafter called the Grantees, their successors 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 all of Lot No 195, Section Three Harvest Grove, according to plat and survey appearing of record in Instrument Number 20160429-0042362, of record in Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to the Grantors herein by way of Warranty Deed of record at Instrument Number 20170224-0018575 in the Said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 792 Harvest Grove 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 12 day of October, 2018.

Thomas S. Lawrence

Janice S. Lawrence

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Thomas S. Lawrence and Janice S. Lawrence**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 12 day of October, 2018.

Notary Public
State of Tennessee at Large

My Commission expires: 12/20/2020

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020