WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 155456 **DEEDWARR**
10/31/2018 11:44:22 AM 2 pgs
Fees: $13.00 Taxes: $821.40

20181031-0107799

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th 30th day of October, 2018

Notary Public

MY COMMISSION EXPIRES: Sept. 1, 2022
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Property Owner 7, LLC	Property Owner 7, LLC	M & P 53-14-A-75-CO
(NAME)	(NAME)	
P.O. Box 4090	P.O. Box 4090	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20182880

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/we, **Christena Scales, 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 GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 86, on the Final Plat of The Woods of Neeley's Bend, Phase 2, which is of record in Instrument No. 20050707-0078328, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Christena Scales by Quitclaim Deed from Christena Scales and Briana Claybrooks, co-owners, dated November 7, 2017 and filed of record in Instrument No. 20171109-0115294, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to Restrictions and By-Laws appearing of record in Book 11527, page 304, as amended in Instrument No. 20050318-0029990, said Register's Office, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Rights of others in and to common areas and/or elements. Common Area conveyed to HOA of record in Instrument No. 20110916-0072158, said Register's Office.

Subject to Sanitary Sewers/Storm Drainage of record in Book 6931, page 982, Book 6932, page 22, Book 7358, page 637, Book 8081, page 806, Book 8081, page 815, Book 8081, page 818, Book 11213, page 464, Book 11213, page 467 and Book 11213, page 470, said Register's Office.

Subject to Easements of record in Book 894, page 320 and Book 972, page 465, said Register's Office.

Subject to Stormwater Detention Agreement of record in Instrument No. 20030313-0033942 and Instrument No. 20060727-0090952, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 1689 Comanche Run, Madison, TN 37115
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 16th day of October, 2018

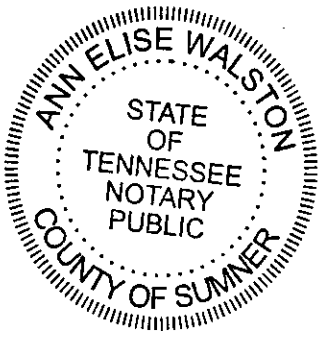
Christena Scales

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Christena Scales, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th of October, 2018.

Notary Public
My Commission Expires: 3-2-2021



Record & Return to:

Realty Title & Escrow Co.
6525 N. Quail Hollow Road, Ste. 115
Memphis, TN 38120
P: (901) 260-4055
File No: 18110790
TG: 7248093
Tribeca No: 304687