Karen Y Johnson Davidson County
Batch# 156110 DEEDWARR
11/02/2018 10:14:48 AM 2 pgs
Fees: $13.00 Taxes: $845.45
20181102-0108748

Prepared by:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0831-18

Return to:
Realty Title & Escrow
6525 Quail Hollow, Suite 115
Memphis, TN 38120
P: (901) 260-4055
File No: 18110841
TG: 7270478

Tribeca No: 305179

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of November 2018

Notary Public
My Commission Expires: 6/17/19

KATIE CRADDOCK
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

| Address of New Owner | Send Tax Bills To: | |
|---|---|---|
| Property Owner 8, LLC<br>P.O. Box 4090<br>Scottsdale, AZ 85261<br>480-588-6121 | Property Owner 8, LLC<br>P.O. Box 4090<br>Scottsdale, AZ 85261<br>480-588-6121 | Map/parcel: 164 13 0B 020.00 |

**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

Pamela Rosado and Edmundo Rosado, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Property Owner 8, LLC, a Delaware Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), its 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. 20 on the Plan of Section Six, Asheford Crossing of record in Instrument No. 20001010-0100374, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Pamela Rosado and Edmundo Rosado, wife and husband, by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, of record in Instrument No. 20010717-0075504, dated 06/25/2001 and recorded 07/17/2001, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3420 Cainbrook Xing 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 I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of October, 2018

Pamela Rosado

Pamela Rosado

Edmundo Rosado

Edmundo Rosado

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Pamela Rosado and Edmundo Rosado, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 30th day of October, 2018

Taree L Russell

Notary Public

My Commission Expires: 1/24/21

TAREE L RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY