Karen Y Johnson Davidson County
Batch# 157595 DEEDWARR
11/08/2018 09:50:02 AM 2 pgs
Fees: $13.00 Taxes: $763.12
20181108-0110642

Warranty Deed

Record & Return To: Realty Title & Escrow Co., Inc. 6525 N. Quail Hollow Rd. STE 115 Memphis, TN 38120 P: (901) 260-4055 RT File No.: 18110759 TG: 7228351 Tribeca No.: 303786	STATE OF TENNESSEE COUNTY OF SHELBY The actual consideration or value, whichever is greater, for this transfer is $206,250.00. Affiant Subscribed and sworn to before me, this the 7th day of November, 2018. Notary Public My commission expires: 6/17/19

KATIE CRADDOCK STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Property Owner 7, LLC	Property Owner 7, LLC	
P.O. Box 4090	P.O. Box 4090	182-06-0A-196.00
Scottsdale, AZ 85261	Scottsdale, AZ 85261	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MELISSA J. BENTLEY AND NATHAN BENTLEY, WIFE AND HUSBAND,** 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), HIS/HER/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 all of Lot No. 191 on the Final Plat, Old Hickory Hills, Phase Two-Section Three, as shown by plat appearing of record in Instrument No. 20040420-0044507, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Melissa J. Bentley and Nathan Bentley, wife and husband by Warranty deed from Greenvale Construction, a Limited Liability Company of record in Instrument No. 20040913-0110044 Register's Office for Davidson County, Tennessee, dated September 01, 2004 and recorded on September 13, 2004.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be **8241 Ramstone Way, Antioch, TN 37013**, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do 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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of November, 2018.

Melissa J. Bentley

Nathan Bentley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Melissa J. Bentley and Nathan Bentley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of November, 2018.

~~Notary Public~~

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021