Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $216,500.00.

Affiant

Karen Y Johnson Davidson County
Batch# 159473 DEEDWARR
11/14/2018 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $801.05
20181114-0112311

Subscribed and sworn to before me, this 14th **day of November, 2018.**

Notary Public
My commission expires:

MATTHEW PHELAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

04-1810-57027

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Property Owner 8, LLC P.O. Box 4090 Scottsdale, AZ 85261	Property Owner 8, LLC P.O. Box 4090 Scottsdale, AZ 85261	149-15-0-A- 277.00CO

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, **Patricia Rutherford, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Property Owner 8, 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 Lot No. 159, on the Plan of Phase 3, Cambridge Forest, of record in Instrument No. 20010628-006848 and amended in Instrument No. 20020503-0054630, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas Rutherford and Patricia Rutherford, married, by deed from Ole South Properties, Inc. dated December 13, 2002 and recorded December 27, 2002, of record in Instrument No. 20021227-0160014, Register's Office for Davidson County, Tennessee.

Thomas Rutherford having since died on or about September 1, 2015.

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.

PREPARER OF THIS INSTRUMENT HAS PERFORMED NO TITLE UNDERWRITING REVIEW AND MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

This property is improved property known as 1636 Bridgecrest Drive, 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 14th day of November, 2018.

Patricia Rutherford

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand in Smyrna, TN, this 14th day of November, 2018.

Notary Public

My Commission expires: 3/31/20

TONIA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES

True Copy Certification

I, Danielle Chandler, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt II, a notary public for this county and state, Danielle Chandler who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8.4.20

Notary Seal

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY