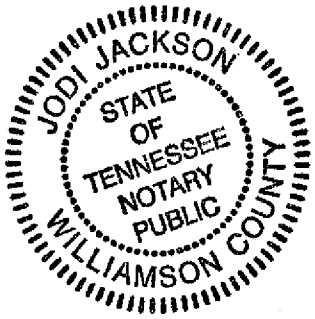
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of December, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-26-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Property Owner 8, LLC, a Delaware Limited Liability Company	Property Owner 8, LLC, a Delaware Limited Liability Company	064 16 0C 098.00
(NAME)	(NAME)	
P.O. Box 4090	P.O. Box 4090	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lonnie Williams as Executor of the Estate of Zelda Williams**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Property Owner 8, 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:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Section Four, Wembley Downs of record in Plat Book 7900, Page 456, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being the same property conveyed to Zelda Williams, unmarried by Warranty deed from Patrick L. Mitchell and wife, Tahtia L. Mitchell of record in Instrument No. 20030703-0092648 Register's Office for Davidson County, Tennessee, dated July 01, 2003 and recorded on July 03, 2003. (Value of consideration shown in aforementioned deed $119,000.00.) Being also known as 1209 Wembley Drive Hermitage, Tennessee 37076.

The said Zelda Williams having died on July 26, 2017 . The Last Will and Testament of Zelda Williams of record in Docket No. 17P1384 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Lonnie Williams as Executor of said Last Will and Testament.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Karen Y Johnson Davidson County
Batch# 171625 DEEDWARR
12/07/2018 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20181207-0119655

File Number: GRN-189503SSO

unimproved ☐
This is improved ☒ property, known as 1209 Wembley Dr. Hermitage, TN 37076

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 we do covenant with the said Grantees that 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 we do further covenant and bind ourselves, our 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 7th day of December, 2018

Executor

Lonnie Williams
Executor

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Lonnie Williams as Executor of the Estate of Zelda Williams, 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 and official seal, this the 7th of December, 2018.

Notary Public

My Commission Expires: 7-26-21

(SEAL)

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: GRN-189503SSO

True Copy Certification

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

Notary's Signature

My Commission Expires _____

Notary Seal

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022