WARRANTY DEED

Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow, Ste 115
Memphis, TN 38120
RT File No. 18110921
FNTG No. 7326273

Karen Y Johnson Davidson County
Batch# 173594 **DEEDWARR**
12/13/2018 10:18:19 AM 2 pgs
Fees: $13.00 Taxes: $854.70

20181213-0121288

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $231,000.00.

Affiant

Subscribed and sworn to me on December 5, 2018.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 07, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32111

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Property Owner 8, LLC P.O. Box 4090 Scottsdale, AZ 85261	SAME AS NEW OWNER	149-15-A-346.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Chelsey A. Charon, unmarried and Adam M. Thompson, unmarried hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Property Owner 8, LLC, a, Delaware Limited Liability Company, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Phase Four, Cambridge Forest, of record in Instrument No. 20020813-0098017, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Chelsey A. Charon, unmarried and Adam M. Thompson, unmarried as joint tenants with right of survivorship, by Warranty Deed dated January 21, 2008 and recorded January 24, 2008, of record as Instrument No. 20080124-0007442, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, included, but not limited to easements, assessments, special assessments, charges and liens contained in an instrument of record in Book 10332, page 1; Book 10774, page 723 and Instrument No. 20021023-0130058, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 2408 Edencrest 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 and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 my/our hand(s) this 5th day of December, 2018.

Chelsey A. Charon
By: Terri Rutherford, Attorney In Fact

Adam M. Thompson
By: Terri Rutherford, Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terri 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 on behalf of Chelsey A. Charon, as her Attorney in Fact, as the free act and deed of the within named Chelsey A. Charon.

Witness my hand and official seal this 5th day of December 2018.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 07, 2021

My Commission Expires: 9/7/21

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terri 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 on behalf of Adam M. Thompson, as his Attorney in Fact, as the free act and deed of the within named Adam M. Thompson.

Witness my hand and official seal this 5th day of December 2018.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 07, 2021

My Commission Expires: 9/7/21