WARRANTY DEED

Record & Return to:
Realty Title & Escrow Co.
6525 N. Quail Hollow Rd. STE 115
Memphis, TN 38120
P: (901) 260-4055
File No.: 18110960
TG: 7300479
Tribeca No.: 306115

State of Tennessee
County of Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2018

Notary Public

MY COMMISSION EXPIRES: Sept. 7, 2022

(AFFIX SEAL)

LINDA A GRAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Property Owner 8, LLC	Property Owner 8, LLC	151-10-0-A-061.00 CO
(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 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, we, **Gino Joseph Lacayo, unmarried and Cynthia T. Lacayo-Ballard A/K/A Cynthia T. Lacayo, married,** HEREINAFTER CALLED THE GRANTORS, 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 GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 278, Phase I, Villages of Long Hunter, Planned Unit Development, recorded in Instrument No. 20010123-0006894, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Gino Joseph Lacayo, unmarried, by Warranty Deed from Ole South Properties, Inc., dated March 15, 2002, of record in Instrument No. 20020319-0034111, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Gino Joseph Lacayo, unmarried and Cynthia T. Lacayo, by Quitclaim Deed from Gino Joseph Lacayo, unmarried, dated September 28, 2005, of record in Instrument No. 20051005-0120221, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 809 Winchester Close, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

The above mentioned property is not and has never been the primary residence for Cynthia T. Lacayo-Ballard A/K/A Cynthia T. Lacayo.

Karen Y Johnson Davidson County
Batch# 173603 **DEEDWARR**
12/13/2018 10:27:28 AM 2 pgs
Fees: $13.00 Taxes: $821.40

20181213-0121307

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.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plat of record in Instrument No. 20000207-0012630 and Instrument No. 20010123-0006894; Restrictions of record in Instrument No. 20010531-0056382; Easement of record in Instrument No. 20000906-0088271 and Instrument No. 20000906-0088272; Twenty-foot wide easement for ingress/ egress to cemetery of record in Book 1101, page 457 and Book 1115, page 302; Twenty-foot easement for water main of record in Book 8197, page 288; Book 8358, page 91 and Book 8358, page 94; Easement for utilities of record in Book 9661, page 919; Easement for transmission line of record in Book 2338, page 466; Declaration of taking for use of TVA of record in Book 4446, page 423 and judgment of record in Book 4535, page 351; That portion of the property lying within and/or right of way of Hobson Pike and subject to any area reserved for future widening of Hobson Pike; Matters shown on boundary survey referenced in Instrument No. 20001031-0107966; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 28th day of November, 2018.

Gino Joseph Lacayo

Cynthia T. Lacayo

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Gino Joseph Lacayo and Cynthia T. Lacayo, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Antioch, Tennessee, this 28th day of November, 2018.

Notary Public
My Commission Expires: _____

File No.: 28598

