Prepared by:
Butler, Vines & Babb PLLC
108 N. Spring St.
Murfreesboro, TN 37130

LINDA A GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or value, whichever is greater, for this transfer is $227,000.00.

Affiant

Subscribed to and sworn to before me, this the day of December, 2018.

Notary Public My Commission Expires: 9-7-2022

Karen Y Johnson Davidson County
Batch# 174079 DEEDWARR
12/14/2018 09:53:14 AM 2 pgs
Fees: $13.00 Taxes: $839.90

20181214-0121651

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Property Owner 8, LLC P.O. Box 4090 Scottsdale, AZ 85261	Property Owner 8, LLC P.O. Box 4090 Scottsdale, AZ 85261	164 08 0B 016.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ** Limited Liability Company, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Property Owner 8, LLC, a Delaware limited liability company ("Grantee"),

A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: **Vidura Holdings, LLC a Tennessee

Land in Davidson County, Tennessee, being all of Lot No. 67, on the Final Plat of Section One, Lakewalk, as shown by plat appearing of record in Instrument No. 20050128-0010429, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Part of
Being the same property conveyed to Grantor herein by way of quitclaim deed of record under Instrument Number 20170403-0032447 in said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050127-0010145; By-Laws of record in Instrument No. 20050128-0010524; Charter of Homeowners' Association of record in Instrument No. 20050125-009336; Storm Water Detention Agreement of record in Instrument No. 20040209-0015320; Transmission Line Easement of record in Book 4425, Page 575; all matters shown on plat of record in Instrument No. 20050128-0010429; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1025 Lakewalk Dr., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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 3rd day of December, 2018.

Vidura Holdings, LLC

By: NANDELLA VRAO
Its: MANAGING MEMBER

STATE OF _____

COUNTY OF _____

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Authorized Agent of Vidura Holdings, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such officer executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as said officer.

Witness my hand at office this 3rd day of December, 2018.

_____
Notary Public

My Commission Expires: _____

(SEAL)

Return to:
Realty Title & Escrow
6525 N. Quail Hollow Rd., Suite 115
Memphis, TN 38120

RT File No. 18110882
FNTG No. 7302171

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California, County of Santa Clara ss. On 12/07/2018 before me R.C. Singh, Notary Public, personally appeared NANDELLA V. RAO, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

R. C. SINGH
Notary Public - California
Santa Clara County
Commission # 2127652
My Comm. Expires Oct 21, 2019