WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 175178 **DEEDWARR**
12/18/2018 10:22:53 AM 2 pgs
Fees: $13.00 Taxes: $764.05

20181218-0122808

B-BR-18-5089

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF DECEMBER, 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
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Property Owner 8, LLC, a Delaware Limited Liability Company	**New owner**	
(NAME)	(NAME)	**151-09-0B-103.00-CO**
P.O. Box 4090		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261		
(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 consideration, the receipt of which is hereby acknowledged, **STACY RAY AND CHRISTOPHER RAY, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PROPERTY OWNER 8, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 101 on the Plan of Phase 2 Lakeside Cove at Percy Priest of record in Plat at Instrument No. 20051102-0132676, 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 Stacy Klein, an unmarried woman by Warranty deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20060628-0077357 Register's Office for Davidson County, Tennessee, dated June 26, 2006 and recorded on June 28, 2006.

Being the same property conveyed to Stacy Ray and Christopher Ray, wife and husband by Quitclaim deed from Stacy Klein nka Stacy Ray of record in Instrument No. 20160321-0026370 Register's Office for Davidson County, Tennessee, dated March 14, 2016 and recorded on March 21, 2016.

This conveyance is subject to:
- Taxes for the year 2018, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20051102-0132676, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20041105-0133677, Register's Office for Davidson County, Tennessee.
- TVA Line Easement of record in Book 2336, Page 614 and Book 4428, Page 571, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to Homeowner's Association of record in Instrument Number 20100219-0012873, in the Register's Office for Davidson County, Tennessee.
- Strom Water Detention Agreement of record in Instrument Number 20040914-0110817, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Instrument Number 200201212-0018699, in the Register's Office for Davidson County, Tennessee.
- Water Line Easement of record in Book 8175, Page 783, in the Register's Office for Davidson County, Tennessee.
- Stormwater Maintenance Agreement of record in Instrument Number 20050419-0043678, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5089 Smith Springs Pkwy, Antioch, Tennessee 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 GRANTEE(S), their 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), 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 the 4th DAY OF DECEMBER, 2018.

Stacy Ray

Christopher Ray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STACY RAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of December, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER RAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of December, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Realty Title & Escrow
6525 Quail Hollow, Ste. 115
Memphis, TN 38120
P: 901-260-4055
File No. 18110880
TG: 7302042
Tribeca No. 306248