WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 178121 **DEEDWARR**
12/27/2018 09:15:34 AM 2 pgs
Fees: $13.00 Taxes: $819.55

20181227-0125457

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of December, 2018.

Linda A. Gray
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
Foundation Title and Escrow Series, LLC, 3200 West End Ave, #500, Nashville, TN 37203

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	164 07 0A 041.00 CO
(NAME)	(NAME)	
PO Box 4090	PO 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, **Brian T. Weaver, a married man**, 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. 41, on the Plan of Final Plat, Section One, Harvest Grove, as the same appears of record in Instrument No. 20060726-0090037, and amended in Instrument No. 20061116-0142300, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Renee M. Buford, unmarried by Warranty Deed from Greenvale Construction, LLC, a Tennessee limited liability company dated January 18, 2008 and recorded February 1, 2008 as Instrument No. 20080201-0010416, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher R. Vandenburg, an unmarried man by Warranty Deed from Renee M. Buford, a single person dated June 22, 2017 and recorded June 26, 2017 as Instrument No. 20170626-0063825, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Brian T. Weaver, a married man by Quitclaim Deed from Christopher R. Vandenberg, an unmarried man dated November 20, 2018 and recorded November 26, 2018 as Instrument No. 20181126-0115076, in said Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent

File Number: BEL-189745SSO

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.

unimproved ☐
This is improved ☒ property, known as 900 Harvest Grove Dr, 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 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 20th day of December, 2018

Brian T. Weaver

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 Brian T. Weaver, the bargainor, 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 20th of December, 2018.

Notary Public

My Commission Expires: 10/7/2019

(SEAL)

BARBARA LUCCIOLA COKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Realty Title & Escrow Co
6525 N. Quail Hollow Rd. ##115
Memphis, TN 38120
RT File No: 18110984
TG: 7359119
Bribeca No.: 307658

File Number: BEL-189745SSO