Send Tax Statements To:
New Owner

Name and Address of New Owner:
Property Owner 8, LLC
P.O. Box 4090
Scottsddale, AZ 85261

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Karen Y Johnson Davidson County
Batch# 182853 DEEDWARR
01/11/2019 10:26:38 AM 2 pgs
Fees: $13.00 Taxes: $662.30
20190111-0003073

Map and Parcel: 151 10 0A 007.00 CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **ADRIAN J. DAVIS AND CARMEN P. DAVIS, HUSBAND AND WIFE**, has this day bargained and sold and does hereby transfer and convey unto, **PROPERTY OWNER 8, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 7, as shown on the map entitled Phase One, Villages of Long Hunter, of record as Instrument No. 20010123-0006894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal ~~description.~~

Being the same property conveyed to Adrian J. Davis and Carmen P. Davis, husband and wife by Quitclaim Deed from Adrian J. Davis and Carmen Montgomery (now known as Carmen P. Davis) of record in Instrument No. 20180817-0081919, dated August 10, 2018 and recorded on August 17, 2018, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument Number 20010531-0056382 as amended in Instrument Number 20031111-0164945; Bylaws of record in Instrument Number 20041022-0127537; Charter for Villages of Long Hunter HOA of record in Instrument Number 20010531-0056381; Quitclaim Deed for Common Area of record in Instrument Number 20010531-0056383; Agreement for Dedication of Easement for Sanitary Sewers and /or Storm Drainage of record in Instrument Number 20001030-0107415; Grant of Easement(s) for Sewer Lines and Storm Drainage Facilities of record in Instrument Number 20000906-0088271 and Instrument Number 20000906-0088272; Easement for Ingress & Egress to cemetery of record in Book 1115, page 302 and Book 1101, page 457; Tennessee Valley Authority Line Easement(s) of record in Book 2338, page 466, Book 4446, page 423 and Book 4535, page 351; Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8358, page 91, Book 8358, page 94 and Book 8197, page 288; Easement in favor of Tennessee Telephone Company of record in Book 9661, page 919; Storm Water Detention Agreement of record in Instrument Number 20020718-0086411; Subject to rights of others in and to the common areas and/or elements; and to any and all matters shown on said plat and survey of record in Instrument No. 20010123-0006894; all of said Register's Office.

Being improved property known as: **7524 W. Winchester Dr., Antioch, Tennessee 37013**

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **PROPERTY OWNER 8, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except

for the lien of the 2019 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 7 day of January, 2019

Adrian J. Davis

Carmen P. Davis

Carmen P. Davis

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Adrian J. Davis and Carmen P. Davis**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 7th day of January, 2019

MOLLY L SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Molly L. Smith
NOTARY PUBLIC
My Commission Expires: 12/10/22

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$179,000.00**, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 10th day of January, 2019

LINDA A. GRAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

Linda A. Gray
NOTARY PUBLIC
My Commission Expires: Sept. 7, 2022

After recording return to:
Realty Title & Escrow
6525 Quail Hollow Rd.
Ste 115
Memphis, TN 38120
RT File NO: 18110893
TG: 7309500
Tribeca NO: 3062885