Karen Y Johnson Davidson County
Batch# 182854 DEEDWARR
01/11/2019 10:28:44 AM 2 pgs
Fees: $13.00 Taxes: $804.75
20190111-0003074

WARRANTY DEED

Record and Return To:

Realty Title and Escrow Company, Inc.

6525 N. Quail Hollow Rd. STE 115

Memphis, TN 38120

(901)260-4055

RT File No.: 18111028

TG: 7377773

Tribeca No.: 308146

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH 10TH DAY OF JANUARY, 2019

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
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-1086

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Property Owner 8, LLC	Property Owner 8, LLC	Map: 151090B24700CO
(NAME) P.O. Box 4090	(NAME) P.O. Box 4090	
(ADDRESS) Scottsdale, AZ 85261	(ADDRESS) Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($217,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TOMMY G. SMITH, JR., A MARRIED MAN,

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:

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of Lakeside Cove at Percy Priest, Phase 4, of record in Instrument No. 20070607-0068360, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Tommy G. Smith, Jr., unmarried man, by Warranty Deed from Centex Homes, a Nevada General Partnership, of record in Instrument No. 20071121-0136282, dated November 16, 2007, Register's Office for said County.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20070607-0068360, said Register's Office.

Title to the aforedescribed real property is vested in Tommy G. Smith, Jr.. Dwyan A. Young-Smith, wife of Tommy G. Smith, Jr., for the consideration expressed herein, joins herein for the purpose of granting, bargaining, selling, conveying, and confirming, and does hereby grant bargain, sell, convey, and confirm unto the party of the second part, his heirs and assigns, all rights, claims and interests of every kind, character, and description whatsoever which she now has or hereafter may acquire by virtue of her marriage, including but not limited to homestead as provided by the laws of the State of Tennessee, but the said Dwyan A. Young-Smith does not join in the covenants and warranties of this indenture.

unimproved ☐
This is improved ☒ property, known as 5553 Dory Dr., Antioch, TN 37013
(House No.) (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 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 9th day of January, 2019.

Tommy G. Smith, Jr.

Dwyan A. Young-Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tommy G. Smith, Jr. and Dwyan A. Young-Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 9th day of January, 2019.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.