Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

Karen Johnson Davidson County
Batch# 189405 DEEDWARR
01/29/2019 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $821.40
20190129-0008496

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $222,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of January, 2019.

Notary Public
My commission expires:

MATTHEW PHELAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

04-1901-57134

Address of New Owner:	Send Tax Bills to:	Tax Information:
Property Owner 9, LLC P.O. Box 4090 Scottsdale, AZ 85261	New Owner	163-07-0-A-113.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100's ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Codey J. Frederick, married, hereinafter the Grantors, have bargained and sold, and do hereby transfer and convey to Property Owner 9, LLC, a Delaware limited liability company, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Final Plat, Resubdivision of Lots 1-11, 61-66, 76-95 and 102-132, Ridgeview UDO, Phase One of record in Plat at Instrument No. 20120807-0070420, 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 Codey J. Frederick, a single man by Warranty deed from Parkside Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20160125-0006748 Register's Office for Davidson County, Tennessee, dated January 20, 2016 and recorded on January 25, 2016.

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

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of records, including all items set out on any applicable plat of record.

This property is improved property known as 2237 Dale View Drive, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors and assigns and representatives, to warrant and forever defend the title to 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 my hand this 28th day of January, 2019.

Codey J. Frederick

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, Codey J. Frederick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 28th day of January, 2019.

Notary Public

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020

My Commission expires: 3/31/20

True Copy Certification

I, Matthew Phelan, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt II, a notary public for this county and state, Matthew Phelan who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8-4-20

Notary Seal

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY