WARRANTY DEED

Karen Johnson Davidson County
Batch# 198694 **DEEDWARR**
02/25/2019 11:04:03 AM 2 pgs
Fees: $13.00 Taxes: $810.30

20190225-0016744

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

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~20th~~ 22ND day of February, 2019

Notary Public

MY COMMISSION EXPIRES: Sept. 7, 2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Property Owner 9, LLC, a Delaware Limited Liability Company	Property Owner 9, LLC, a Delaware Limited Liability Company	**173040A08500CO**
(NAME)	(NAME)	
P.O. Box 4090	P.O. Box 4090	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20190294

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Valini Kashana Ramcharan, a married woman and Danial Edward Eatherly , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Property Owner 9, 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. 85 on the Plan of Phase I, Oak Highlands, as of record in Book 6900, page 432 through 435, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Valini Kashana Ramcharan Warranty Deed from Maria Dongas dated May 9, 2016 and filed of record in Instrument No. 20160510-0046135, Register's Office for Davidson County, Tennessee.

Danial Edward Eatherly, spouse of Valini Kashana Ramcharan, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interest of any kind whatsoever, including any and all marital or homestead he may have in the aforedescribed property by virtue of this marriage to Valini Kashana Ramcharan, but said Danial Edward Eatherly does not join in the warranties of title.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 7350, page 24; Book 7367, page 587; Book 8765, page 77; Instrument No. 20000428-0042354; Instrument No. 20020725-0089130 and Instrument No. 20020725-0089131, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat. And also subject to easement of record in Instrument No. 200010020097139, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 416 Barkley Court, 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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 20th day of February, 2019

Valini Kashana Ramcharan

Danial Edward Eatherly

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Valini Kashana Ramcharan, a married woman and Danial Edward Eatherly, the within named 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, at office, this 20th of February, 2019.

Notary Public
My Commission Expires: 3-2-2021

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

Return To:
Realty Title & Escrow
6525 Quail Hollow
Suite 115
Memphis, TN 38120

RT File No.: 1911033
TG: 7435474