THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215
CRT File No. 190119156

RECORD AND RETURN TO:
Realty Title & Escrow
6525 N. Quail Hollow, Suite 115
Memphis, TN 38120
(901)260-4055
RT File No: 19110031
TG: 7433343
Tribessa No: 308679

STATE OF TENNESSEE)
COUNTY OF SHELBY)

The actual consideration or value, whichever is greater, for this transfer is: $252,000.00.

Patrick J Lavender
Affiant

Subscribed and sworn to before me, this 1st day of March, 2019.

Notary Public
My Commission Expires: _____

RICHARD LOUIS RIECK NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY NOVEMBER 8, 2021

Karen Johnson Davidson County
Batch# 201323 DEEDWARR
03/04/2019 09:56:20 AM 3 pgs
Fees: $18.00 Taxes: $932.40

20190304-0019309

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Property Owner 9, LLC PO Box 4090 Scottsdale, AZ 85261	New Owner	Tax Parcel ID No. 163-07-0A-054.00CO

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, **Patrick J. Lavender and Michelle Lee. Lavender, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Property Owner 9, LLC, a Delaware Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 54 on the Final Plat of the Resubdivision of Lots 1-11, 61-66, 76-95 & 102-132, Ridgeview UDO, Phase One, as of record in Instrument No. 20120807-0070420, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patrick J. Lavender and Michelle Lee Lavender, husband and wife by Warranty Deed from Parkside Builders, LLC, a Tennessee limited liability company, recorded on the 10th day of June, 2015 in Instrument No. 20150610-0054694, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOTS 1-11, 61-66, 76-95 & 102-132, RIDGEVIEW UDO, PHASE ONE, as recorded in Instrument No. 20120807-0070420 .

Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20080512-0048644; 20120619-0053771 and 20140825-0077255.

Easement for Private Stormwater Management Facilities, recorded in Instrument Nos. 20081120-0114320; 20081120-0114360 and 20090922-0088019.

Easement for Comcast, recorded in Instrument No. 20090316-0023090.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 8757, Page 832 and Book 6764, Page 706.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060809-0097641.

Reciprocal Easement Agreement with Covenants & Restrictions recorded at Instrument No. 20081203-0117279.

This is improved property located at 1910 Wild Oaks Court Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of February, 2019.

Patrick J. Lavender

Patrick J. Lavender

Michelle Lee Lavender by Patrick J. Lavender

Michelle Lee Lavender, by Patrick J. Lavender, her Attorney in Fact

Her Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patrick J. Lavender, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Michelle Lee Lavender and that she is authorized by Michelle Lee Lavender to execute this instrument on her behalf.

Witness my hand, at office, this 28th day of February, 2019.

Notary Public

My Commission Expires: _____

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOVEMBER 8, 2021

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned, do hereby swear and affirm that I am the attorney-in-fact for MICHELLE LEE LAVENDER, by virtue of a Power of Attorney duly executed by the said MICHELLE LEE LAVENDER, and:

☐ appearing of record at Instrument No. 20190304 0019309 In the Register's Office of DAVIDSON County, Tennessee; or

☑ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said MICHELLE LEE LAVENDER is alive and well and has not revoked or rescinded the powers granted me under the Power of Attorney described above. I further agree to indemnify and hold harmless any individual, including closing agencies and title underwriters, from any damages resulting from reliance on the Power of Attorney and this Affidavit.

FURTHER THE AFFIANT SAYETH NAUGHT.

Patrick J Lavender

PATRICK J. LAVENDER

SWORN to and subscribed before me, this the 28th day of February, 2018.

Notary Public

My Commission Expires: _____

RONALD LOUIS RIECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021