Send Tax Statements To:
New Owner

Name and Address of New Owner:
Property Owner 9, LLC
P.O. Box 4090
Scottsdale, AZ 85261

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

From Information Furnished By
The Parties

Karen Johnson Davidson County
Batch# 204090 DEEDWARR
03/11/2019 09:53:58 AM 2 pgs
Fees: $13.00 Taxes: $947.20
20190311-0021801

Map and Parcel 163-07-0A-112.00-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, **NATHAN P JOHNSON II AND DANIELLE B DAY JOHNSON, HUSBAND AND WIFE**, has this day bargained and sold and does hereby transfer and convey unto, **PROPERTY OWNER 9, 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 No. 112 on the Final Plat of the Resubdivision of Lots 1-11, 61-66, 76-95 and 102-132, Ridgeview UDO, Phase One, of record in Instrument No. 20120807-0070420, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot. *as of

Being the same property conveyed to Nathan P. Johnson II and Danielle B. Day Johnson, husband and wife by Warranty Deed from Parkside Builders, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160119-0005371 Register's Office for Davidson County, Tennessee, dated January 14, 2016 and recorded on January 19, 2016.

This conveyance is made subject to Covenants, Restrictions and Conditions contained in instrument of record in Instrument Number 20080512-0048644, supplemented in Instrument Number 20120619-0053771 and amended in Instrument Number 20140825-0077255; Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6764, page 706, Book 8757, page 832, and Book 8764, page 706; Stormwater Detention Agreement of record in Instrument Number 20060809-0097641 and Instrument Number 20090922-00880819; Grant of Easement of record in Instrument Number 20090316-0023090; Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20081120-0114320, Instrument Number 20081120-0114360, and Instrument Number 20090922-0088019; Easements of record in Instrument Number 20090922-0088019, Instrument Number 20090316-0023090, reciprocal easement agreement with covenants and restrictions of record in Instrument Number 20081203-0117279; Agreement for Dedication of Easement for Public Utility of record in Instrument Number 20150330-0026820; Construction Easement Agreement of record in Instrument Number 20180806-0076928 and Easement Termination Agreement of record in Instrument Number 20181204-0118221;Subject to all matters shown on the Plan of record as Instrument Number 20080312-0025065 and amended in Instrument Number 20080603-0056596; and to any and all matters shown on said plat and survey of record in Instrument Number 20120807-0070420; all of said Register's Office.

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

Improved property known as: 2239 Dale View Drive Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **PROPERTY OWNER 9, 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 28th day of February, 2019.

Nathan P. Johnson II

Danielle B. Day Johnson

STATE OF TENNESSEE)
)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Nathan P Johnson II and Danielle B Day Johnson**, 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 28th day of February, 2019.

MOLLY L SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 **$256,000.00**, 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 1st day of ~~February~~ March, 2019.

NOTARY PUBLIC
My Commission Expires: 1-14-23

TRACY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires January 14, 2023

Record and Return To: Realty Title & Escrow Company, Inc.
6525 N. Quail Hollow Rd. Ste 115 Memphis, TN 38120
Phone: (901) 260-4055
RT File No.: 19110051 - TG: 7451858 - Tribeca No.: 308970