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.: 19110047 TG: 7449343 Tribeca No.: 309439	STATE OF TENNESSEE COUNTY OF Shelby The actual consideration or value, whichever is greater, for this transfer is $255,000.00. Affiant Subscribed and sworn to before me, this 11th day of March, 2019. Notary Public My commission expires: 1-14-23 (Affix Seal) TRACY MARTIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY My Commission Expires February 14, 2023

THIS INSTRUMENT WAS PREPARED BY
East Main Title, LLC, 117 East Main St., Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Property Owner 9, LLC P.O. Box 4090 Scottsdale, AZ 85261	SAME AS NEW OWNER	164100A457.00 CO

FOR AND IN 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, WE, **Stephen M. Grich and Brittany E. Grich, husband and wife,** HEREINAFTER CALLED THE GRANTORS, 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. 246 on the Plan of Village Eleven, Summerfield Subdivision, of record in Instrument No. 20060718-0086557 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stephen M. Grich and Brittany E. Grich, husband and wife by Special Warranty Deed of record at Instrument No. 20170606-0056268, dated 05/26/2017 and recorded 06/06/2017, in the Register's Office of Davidson, Tennessee.

Property Address: **2016 Alpenglow Point, Antioch, TN 37013**

This conveyance is subject to the following: 1) Property taxes for the year 2019, a lien not yet due and payable. Said taxes have been prorated between the parties as od the date of this instrument, with the Grantee paying their prorated share to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 30 utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

Karen Johnson Davidson County
Batch# 204090 DEEDWARR
03/11/2019 09:53:58 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20190311-0021802

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of March, 2019.

Stephen M. Grich

Brittany E. Grich

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephen M. Grich and Brittany E. Grich, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of March, 2019.

Notary Public
My Commission expires: 9/19/22

HEATHER STUBBLEFIELD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY