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.: 19110045 TG: 7449084 Tribeca No.: 309425	STATE OF TENNESSEE COUNTY OF Shelby The actual consideration or value, whichever is greater, for this transfer is $204,500.00. Affiant Subscribed and sworn to before me, this 6th 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 January 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 NUMBERS
Property Owner 9, LLC P.O. Box 4090 Scottsdale, AZ 85261	Property Owner 9, LLC P.O. Box 4090 Scottsdale, AZ 85261	176-05-0B-146.00-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, **Anthony Anderson, a single man,** 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 being in Davidson County, Tennessee, being Lot 244 on the Plan of Hickory Woods Estates, Section C, filed of record in Plat Book 6900, Pages 885 - 887, in the Register's Office of Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Anthony Anderson, an unmarried individual by Warranty deed from Kyle R. Pitts joined by Paw Pitts, his wife of record in Instrument No. 20160302-0019846 Register's Office for Davidson County, Tennessee, dated February 26, 2016 and recorded on March 02, 2016. (Value of consideration shown in aforementioned deed $154,900.00.)

Being also known as **304 Rocky Top Court Antioch, Tennessee 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: $756.65

20190311-0021803

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of March, 2019.

Anthony Anderson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anthony Anderson, 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 he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of March, 2019.

Notary Public
My Commission expires: 9/19/22

HEATHER STUBBLEFIELD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY