This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-3786

Record & Return To:
Realty Title & Escrow Co.
6525 N. Quail Hollow Rd. STE 115
Memphis, TN 38120
P:(901) 260-4055
File No.: 19110057
TG: 7454744
Tribeca No.: 309436

Karen Johnson Davidson County
Batch# 211770 DEEDWARR
03/29/2019 02:25:55 PM 2 pgs
Fees: $13.00 Taxes: $888.00

20190329-0028716

STATE OF TENNESSEE
COUNTY OF Shelby

The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of 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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Property Owner 9, LLC P.O. Box 4090 Scottsdale, AZ 85261	Property Owner 9, LLC P.O. Box 4090 Scottsdale, AZ 85261	052-13-0B-276.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Florence K. Perry f/k/a Florence K. Morris and Joel Perry, husband and wife,** hereinafter called the Grantor(s), 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 Grantee(s), his/her/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. 22 on the Final Plat of River Glen, Planned Unit Development, Phase III, Section 2 of record in Instrument No. 20020917-0113231, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Florence K. Morris, a single woman by Warranty Deed of record at Instrument No. 20110518-0037956, dated 05/16/2011 and recorded 05/18/2011, in the Register's Office of Davidson County, Tennessee.

Florence K. Perry and Florence K. Morris, is one and the same person.

Joel Perry joins in the execution of this instrument to convey any and all martial rights he may have in said property.

This is ☒ improved or ☐ unimproved property located at: **3309 Penn Meade Way, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27 day of March, 2019.

GRANTOR:

Florence K. Perry

Florence K. Perry

Joel Perry

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Florence K. Perry and Joel Perry, 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/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27 day of March, 2019.

CHRISTOPHER BUCKLEY BUTLER STATE OF TENNESSEE NOTARY PUBLIC

Notary Public
My Commission expires: 9-2021