Karen Johnson Davidson County
Batch# 214575 DEEDWARR
04/05/2019 11:13:35 AM 2 pgs
Fees: $13.00 Taxes: $762.20
20190405-0031180

Prepared by:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No.0010S-19

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Affiant

Record & Return To:
Realty Title & Escrow Co.
6525 N. Quail Hollow Rd, STE 115
Memphis, TN 38120
P: (901) 260-4055
File No.: 19110013
TG: 7403922
Tribeca No.: 308567

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

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of April, 2019

Notary Public
My Commission Expires:

Address of New Owner	Send Tax Bills To:	
Property Owner 9, LLC PO Box 4090 Scottsdale, AZ 85261	Property Owner 9, LLC PO Box 4090 Scottsdale, AZ 85261	Map/parcel: 164-08-0B-089.00 CO

WARRANTY DEED

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, I/WE

Ricky Wayne Perry, a married man

HEREINAFTER REFERRED TO AS 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), it's HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

Being Lot No. 36, on the Final Plat, Section Three, LAKEWALK, as appearing of record in Instrument No. 20060124-0009100, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Ricky Wayne Perry, an unmarried man, by Quitclaim Deed from Ricky Wayne Perry, divorced and not since remarried and Misty Dawn Perry, divorced and not since remarried, formerly husband and wife, dated 3/30/2013 and filed for record in Instrument No. 20130410-0035679; in the Register's Office for Davidson County, Tennessee. [SAID DEED CONTAINS AN ERROR IN THE SUBDIVISION NAME AS IT APPEARS ON DEED AS LAKE WALK BUT SHOULD BE LAKEWALK (ONE WORD) PER PLAT]

Being the same property conveyed to Ricky Wayne Perry and Misty Dawn Perry, husband and wife by Deed from Greenvale Construction, LLC, a Tennessee limited liability company dated 3/18/2008 and filed for record in Instrument No. 20080326-0030222, in the Register's Office for Davidson County, Tennessee. [SAID DEED CONTAINS AN ERROR IN THE SUBDIVISION NAME AS IT APPEARS ON DEED AS LAKE WALK BUT SHOULD BE LAKEWALK (ONE WORD) PER PLAT]

Being part of the same property conveyed to Greenvale Construction, LLC by Deed from Global Development, Inc. dated 2/14/2006 and filed for record in Instrument No. 20060223-0021421, in the

the Register's Office for Davidson County, Tennessee. [SAID DEED CONTAINS AN ERROR IN THE SUBDIVISION NAME AS IT APPEARS ON DEED AS LAKE WALK BUT SHOULD BE LAKEWALK (ONE WORD) PER PLAT]

Being part of the same property conveyed to Global Development, Inc. by QuitClaim Deed from Jack Williams Construction Company, Inc. dated 2/14/2006 and filed for record in Instrument No. 20060223-0021418, in the Register's Office for Davidson County, Tennessee. [SAID DEED CONTAINS AN ERROR IN THE SUBDIVISION NAME AS IT APPEARS ON DEED AS LAKE WALK BUT SHOULD BE LAKEWALK (ONE WORD) PER PLAT]

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants and Easements of record in Instrument number 20050127-0010145, Instrument Number 20050128-0010524, Instrument Number 20050125-0009336, Instrument Number 20040209-0015320 and Instrument Number 20060907-0010530, in the Register's Office for Davidson County, Tennessee.

The grantor herein further warrants and covenants that the above described property does not constitute any part of his/her homestead and that full and adequate consideration has been paid.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 1476 Priestshore Bay, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 2nd day of April, 2019

Ricky Wayne Perry

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within **Ricky Wayne Perry**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 2nd day of April, 2019

Notary Public
My Commission Expires: 7-6-2020

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD