Record & Return To:
Realty Title & Escrow Co.
6525 N. Quail Hollow Road, Suite 115
Memphis, TN 38120
P: (901) 260-4055
File No.: 19110112
TG: 7501990
Tribeca No.: 310623

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

Karen Johnson Davidson County
Batch# 217458 DEEDWARR
04/15/2019 08:53:59 AM 2 pgs
Fees: $13.00 Taxes: $912.05

20190415-0033863

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$246,500.00** (Two Hundred Forty Six Thousand Five Hundred).

AFFIANT

Subscribed to and sworn before me this 5th day of April, 2019.

NOTARY PUBLIC MY COMMISSION EXPIRES: 1-14-23 (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

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**	175-020A-007.00CO

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, **M. CHRISTOPHER CALLIS BURKS AND DARRELL R. CALLIS BURKS, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

BEING all of Lot No. 7 (Seven) as shown on Final Plat of Section One of OLD HICKORY COMMONS, said plat being filed for record as Instrument Number 20080220-0016771, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete description of said Lot.

Being the same property conveyed to M. Christopher Callis Burks and Darrell R. Callis Burks, tenants in common with rights of survivorship, by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument No. 20090505-0041216, dated April 30, 2009 and recorded on May 5, 2009, Register's Office for Davidson County, Tennessee.

Being also known as 1416 Sprucedale Drive, Antioch, Tennessee 37013.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1416 SPRUCEDALE DRIVE** **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), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

WITNESS, this 5th day of April, 2019

M. Christopher Callis Burks

Darrell R. Callis Burks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 5th day of April, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **M. Christopher Callis Burks and Darrell R. Callis Burks** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 5th day of April, 2019.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 7, 2020