STATE OF Tennessee
COUNTY OF ~~Shelby~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2019.

Notary Public
MY COMMISSION EXPIRES: 6/21/22
File No. G19-4870

Karen Johnson Davidson County
Batch# 217462 DEEDWARR
04/15/2019 08:56:14 AM 2 pgs
Fees: $13.00 Taxes: $806.60
20190415-0033869

K NIXON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Property Owner 9, LLC (NAME)	Property Owner 9, LLC (NAME)	052-05-0B-017.00-C
P.O. Box 4090 (STREET ADDRESS)	P.O. Box 4090 (STREET ADDRESS)	
Scottsdale, AZ 85261 (CITY) (STATE) (ZIP)	Scottsdale, AZ 85261 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Meredith Rhea Garrett, an unmarried woman**, 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 all of Lot No. 13, on the Final Plat, Pharris Place Subdivision, Phase Four, as shown by plat appearing of record in Instrument Number 20060411-0041782, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Meredith Rhea Garrett, single by Warranty Deed dated March 19, 2012 from Mi-Kyong Murphy, widower, recorded March 20, 2012, in Instrument Number 20120320-0023600, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to the Restrictive Covenant, Condition, or Restrictions of record in Instrument Number 20050526-0059558, Instrument Number 20060503-0051412, recorded in the Register's Office of Davidson County Register of Deeds.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument Number 20060411-0041782, amended in Instrument Number 20060411-0041782, Register's Office for Davidson County, Tennessee.
3. Subject to Stormwater Detention Agreement of record in Instrument Number 20050103-0000349, Register's Office for Davidson County, Tennessee.
4. Subject to Charter of HOA of record in Instrument Number 20050526-0059556, Register's Office for Davidson County, Tennessee.
5. Subject to Common Area conveyed to HOA of record in Instrument Number 20050526-0059557, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 560 Rothwood Avenue, Madison, TN 37115.

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.

Witness my/our hand(s) this 10th day of April, 2019.

Meredith Rhea Garrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of April, 2019, before me personally appeared Meredith Rhea Garrett, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 10th day of April, 2019.

TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY:

Smith.Sholar.Milliken.PLLC.
P.O. Box 883
Gallatin, TN 37066

Record and Return To:
Realty Title & Escrow, Co.
6525 N. Quail Hollow Rd., STE 115
Memphis, TN 38120
P. (901) 260-4055
File No. 19110151
TG: 7527268