WARRANTY DEED

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901)260-4055
FILE NO. 19110055
TG: 745424

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Linda Gray, Agent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF APRIL, 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

Karen Johnson Davidson County
Batch# 223247 DEEDWARR
04/29/2019 10:36:08 AM 3 pgs
Fees: $18.00 Taxes: $962.00

20190429-0039031

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-020202

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Property Owner 9, LLC	Property Owner 9, LLC	
(NAME)	(NAME)	
P.O. Box 4090	P.O. Box 4090	181 03 0A 305.00
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DANIEL W. STARCHER AND KRISTEN E. WATTS-STARCHER, MARRIED** 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:

Being Lot No. 118 on the Plan of Revision one, Phase Two, Addition To Indian Creek, of record in Instrument No. 20070720-0086788, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular and accurate description.

Being the same property conveyed to Daniel W. Starcher and Kristen E. Watts-Starcher, husband and wife by Warranty deed from Lake Forest Homes, Inc., a Tennessee corporation of record in Instrument No. 20141120-0106857 Register's Office for Davidson County, Tennessee, dated November 13, 2014 and recorded on November 20, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 8036 Mandan Dr, Brentwood, TN 37027
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 the 24th day of April, 2019

Daniel W. Starcher

Kristen E. Watts-Starcher by Daniel W. Starcher, Attorney-In-Fact

Kristen E. Watts-Starcher by Daniel W. Starcher, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 24th day of April, 2019, before me personally appeared Daniel W. Starcher, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the24th day of April, 2019.

Notary Public

My Commission Expires:

(SEAL)

SARAH SIMMONS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 02, 2022
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 24th day of April, 2019, before me personally appeared Daniel W. Starcher to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kristen E. Watts-Starcher and who acknowledged he executed the same as the free act and deed of the said Kristen E. Watts-Starcher.

Witness my hand and official seal, this the 24th day of April, 2019.

Notary Public

My Commission Expires:

(SEAL)

SARAH SIMMONS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 02, 2022
COUNTY OF DAVIDSON

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned, do hereby swear and affirm that I am the attorney-in-fact for KRISTEN E. WATTS-STARCHER, by virtue of a Power of Attorney duly executed by the said KRISTEN E. WATTS-STARCHER, and:

☐ appearing of record at Instrument No. _____ In the Register's Office of DAVIDSON County, Tennessee; or

☑ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said KRISTEN E. WATTS-STARCHER is alive and well and has not revoked or rescinded the powers granted me under the Power of Attorney described above. I further agree to indemnify and hold harmless any individual, including closing agencies and title underwriters, from any damages resulting from reliance on the Power of Attorney and this Affidavit.

FURTHER THE AFFIANT SAYETH NAUGHT.

DANIEL W. STARCHER

SWORN to and subscribed before me, this the 21 day of April, 2019.

Notary Public

My Commission Expires: _____

SARAH SIMMONS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 02, 2022
COUNTY OF DAVIDSON