Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No.0204S-19

Return To:
Realty Title and Escrow
6525 Quail Hollow, Suite 115
Memphis, TN 38120
P: (901) 260-4055
File No: 19110172
TG: 7539320

STATE OF TENNESSEE
COUNTY OF SHELBY

Karen Johnson Davidson County
Batch# 231750 DEEDWARR
05/20/2019 08:27:53 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20190520-0047017

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

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

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of May, 2019

Notary Public
My Commission Expires: 1-14-23

Address of New Owner	Send Tax Bills To:	
Property Owner 9, LLC PO Box 4090 Scottsdale, AZ 85261 (480) 588-6121	Property Owner 9, LLC PO Box 4090 Scottsdale, AZ 85261 (480) 588-6121	Map/parcel: 151-09-0B-202.00-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

McArthur Mourning and Tara Mourning, husband and wife

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), 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 202 on the Plan of Phase 4, Lakeside Cove at Percy Priest, of recorded in Instrument Number 20070607-0068360, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to McArthur Mourning and Tara Mourning, husband and wife, by Quitclaim Deed from McArthur Mourning and Tara Mourning F/K/A Tara Beier, husband and wife, dated 12/18/14 and recorded 1/30/15 in Instrument Number 20150130-

0008788; and the same property previously conveyed to McArthur Mourning, an unmarried man, and Tara Beier, an unmarried woman, as joint tenants with right of survivorship, by Warranty Deed from Centex Homes, a Nevada General Partnership, dated 1/29/08 and recorded 1/31/08 in Instrument Number 20080131-0010194, Register's Office for Davidson County, Tennessee.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5516 Dory 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 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 15th day of May, 2019

McArthur Mourning

Tara Mourning

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within McArthur Mourning and Tara Mourning, 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 15th day of May, 2019

Notary Public

My Commission Expires: 7.6.2020

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY