Prepared by:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No.0011S-19

STATE OF TENNESSEE
COUNTY OF SHELBY

Record & Return To:
Realty Title & Escrow Co.
6525 N. Quail Hollow Rd, Ste 115
Memphis, TN 38120
P:(901) 260-4055
File No.: 19110201
TG: 7401188

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of June, 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	Property Owner 9, LLC Po Box 4090 Scottsdale, AZ 85261	Map/parcel: 164-07-0A-068.00 CO

Karen Johnson Davidson County
Batch# 243631 DEEDWARR
06/17/2019 08:34:22 AM 2 pgs
Fees: $13.00 Taxes: $880.60
20190617-0057651

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

Nanci J. Perry, a married woman

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), its 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 No. 68 on the Final Plat of Harvest Grove, Section One, (formerly Tillman), a Planned Unit Development, as of record in Instrument No. 20060726-0090037, amended in Instrument No. 20061116-0142300, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof. and

BEING the same property conveyed to Nanci J. Stuteville, a married woman, (**n/k/a Nanci J.** Perry, a married woman) by Warranty Deed from Citizens Homes, Inc., a Delaware corporation, dated 10/16/13 and recorded 10/24/13 in Instrument No. 20131024-0110827, Register's Office for Davidson County, Tennessee.

Nanci J. Perry convenants she is one and the same as Nanci J. Stuteville.

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

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 20060628-0077382, Instrument Number 20060519-0059378, Instrument Number 20040707-0080492, Instrument Number 20060830-0107233, Instrument Number 20060707-0081730 and Instrument Number 20070220-0020794, in the Register's Office for Davidson County, Tennessee.

Ricky Wayne Perry hereby joins in this conveyance for the purpose of conveying to the Grantee(s) any and all interest that he/she may have in said property, including but not limited to the marital interest.

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: 1532 Rockglade Run, 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), her 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 6th day of June, 2019

Nanci J. Perry

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 **Nanci J. Perry and 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 6th day of June, 2019

Notary Public

My Commission Expires: 7.6.2020

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY