WARRANTY DEED

Karen Johnson Davidson County
Batch# 246419 DEEDWARR
06/20/2019 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20190620-0059761

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of June, 2019.

Notary Public

MY COMMISSION EXPIRES: 12-13-22
(AFFIX SEAL)

CHERYL A DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Property Owner 10, LLC, a Delaware limited liability company	Property Owner 10, LLC a Delaware limited liability company	175 06 0A 015.00
(NAME) P.O. Box 4090	(NAME) P.O. Box 4090	
(ADDRESS) Scottsdale, AZ 85261	(ADDRESS) Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Chaka Burgess, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Property Owner 10, 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 Lot No. 15 on the Plan of Final Plat, Section One, The Preserve at Old Hickory, Cluster Lot Subdivision of record in Plat at Instrument No. 20060824-0104545, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chaka Burgess, unmarried by Cash deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washing, D.C. of record in Instrument No. 20140109-0002376 Register's Office for Davidson County, Tennessee, dated January 08, 2014 and recorded on January 09, 2014.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 925 Birchmill Pt South, Antioch, TN 37013

File Number: MFR-1905311SSO

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 our hands this 20th day of June, 2019

Chaka Burgess

STATE OF TENNESSEE

COUNTY OF RUTHERORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named **Chaka Burgess,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of June, 2019.

Notary Public

My Commission Expires: 10.20.19

(SEAL)

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: MFR-1905311SSO

True Copy Certification

I, Thomas Vorholt, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Danielle Chandler, a notary public for this county and state, Thomas Vorholt who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 4-10-22

Notary Seal

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: APRIL 10, 2022