Karen Johnson Davidson County
Batch# 253997 DEEDWARR
07/09/2019 09:48:09 AM 2 pgs
Fees: $13.00 Taxes: $912.05
20190709-0066614

Record & Return To:
Realty Title & Escrow Co.
6525 N. Quail Hollow Rd. STE 115
Memphis, TN 38120
P:(901) 260-4055
File No.: 19110300
TG: 7675670

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

STATE OF TENNESSEE
COUNTY OF Shelby

The actual consideration or value, whichever is greater, for this transfer is $246,500.00.

Affiant

Subscribed and sworn to before me, this 10th day of July, 2019.

Notary Public

My commission expires: 1-14-23

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Property Owner 10, LLC	**Property Owner 10, LLC**	**182-06-0A-253.00-CO**
PO BOX 4090	**PO BOX 4090**	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Mario Morales and wife, Magda Morales

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Property Owner 10, LLC, a Delaware Limited Liability Company

(hereinafter called the "Grantee"), its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot 173, Final Plat, Old Hickory Hills, Phase Two, Section Three, of record in Instrument No. 20040420-0044507, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Mario Morales and wife, Magda Morales by Special Warranty deed from HSBC Bank USA, as Trustee, national association, by and through its attorney in fact, M and T Bank, a national banking corporation of record in Instrument No. 20091015-0095402 Register's Office for Davidson County, Tennessee.

This is improved property known as **8224 Ramstone Way, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28 day of June, 2019.

Mario Morales

Magda Morales

STATE OF TENNESSEE,
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Mario Morales and Magda Morales, the bargainor(s), 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 for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 28 day of June, 2019.

Notary Public
My Commission Expires: 05/01/2021

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 19-000159-524