WARRANTY DEED

2019-1453

Record and Return To:

Realty Title and Escrow Company, Inc.
6525 N. Quail Hollow Rd. STE 115
Memphis, TN 38120
(901)260-4055
RT File No.: 19110239
TG: 7619390

Karen Johnson Davidson County
Batch# 254021 DEEDWARR
07/09/2019 10:21:40 AM 2 pgs
Fees: $13.00 Taxes: $830.65

20190709-0066649

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

State of Tennessee

County of Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$224,500.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th day of July, 2019.

Notary Public

(Affix Seal)

My Commission Expires: 1-14-23

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Property Owner 10, LLC P. O. Box 4090 Scottsdale, AZ 85261	Property Owner 10, LLC P. O. Box 4090 Scottsdale, AZ 85261	151-10-0A-027.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Christopher B. Armstrong and Nicole L. Armstrong, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Property Owner 10, LLC, a Delaware Limited Liability Company**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 27 on the Plan of Re- subdivision of Lots 26 and 27, Phase - 1, Villages of Long Hunter P.U.D., of record in Instrument No. 20000207-0012630, and 20011204-0132938 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Christopher B. Armstrong and Nicole L. Armstrong by Warranty Deed of record at Instrument No. 20030904-0128852, dated 08/29/2003 and recorded 09/04/2003, in the Register's Office for Davidson County, Tennessee.

( ) unimproved

This is (X) improved property know as 7551 W. Winchester 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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 27th day of June, 2019

Christopher B. Armstrong

Christopher B. Armstrong

Nicole L. Armstrong

Nicole L. Armstrong

State of Tennessee
County of Williamson

Personally appeared before me, Jacqueline G Brown, a notary public for said County and State, the within named **Christopher B. Armstrong and Nicole L. Armstrong**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of June, 2019.

Jacqueline G Brown

Notary Public
My Commission Expires: 3-8-22

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY