WARRANTY DEED

Karen Johnson Davidson County
Batch# 254024 DEEDWARR
07/09/2019 10:24:19 AM 2 pgs
Fees: $13.00 Taxes: $1,004.55

20190709-0066652

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 $271,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-14-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Property Owner 10, LLC	Property Owner 10, LLC	183-05-0A-225.00 CO
(NAME) PO Box 4090	(NAME) PO 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 dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Dennis J. McCall and wife, Colleen C. McCall**, hereinafter called the GRANTOR(S), 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(S), their 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. 521, on the Plan of Phase 5, Section, 8, October Woods R10 Residential P.U.D., of record in Instrument No. 19991214-0303097, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dennis J. McCall and wife, Colleen C. McCall by Warranty Deed from Yazdian Construction, Inc., dated March 13, 2001, of record in Instrument No. 200103150025005, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Subdivision restrictions, building lines and easements of record in Instrument No. 199912140303097; (2) Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 199912060300152; (3) Charter of October Woods Homeowners' Association, Inc. of record at Instrument No. Book 9840, Page 259, in the aforesaid Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 5148 Morningwood Lane, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 447636
Warranty Deed TN

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Effective the 26th day of June, 2019.

Dennis J. McCall

Colleen C. McCall

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 **Dennis J. McCall and Colleen C. McCall**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of June, 2019.

Notary Public:
My Commission Expires: February 20, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Realty Title and Escrow Company, Inc.
6525 N. Quail Hollow Rd, Suite 115
Memphis, TN 38120
(901) 260-4055
RT File No. : 19110345
TG: 7688313