Karen Johnson Davidson County
Batch# 263858 DEEDWARR
07/30/2019 10:15:30 AM 5 pgs
Fees: $28.00 Taxes: $936.10
20190730-0074871

Commitment Number: ARK190680TN-1

After Recording, Return To:
Ark Title Group, LLC
4235 Hillsboro Pike, Ste 300
Nashville, TN 37215

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Property Owner 10, LLC, a Delaware limited liability company P.O. Box 4090 Scottsdale, AZ 85261

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
064-16-0D-043.00-CO

GENERAL WARRANTY DEED

Phillip J Westrick, unmarried, hereinafter grantor, whose tax-mailing address is **13365 Kimberlite Dr, Fishers, IN 46038**, for $253,000.00 (Two Hundred Fifty Three Thousand Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Property Owner 10, LLC**, a Delaware limited liability company, hereinafter grantee, whose tax mailing address is ** , the following real property:

**P.O. Box 4090 Scottsdale, AZ 85261

SEE ATTACHED EXHIBIT A

Property Address is: 1740 Stone Hollow Ct, Hermitage, TN 37076

DERIVATION CLAUSE

Being the same property conveyed to Phillip J. Westrick, a married man by Quitclaim Deed from Phillip J. Westrick, a now married man, who acquired title as unmarried of record in Instrument No. 20160119-0004745, Register's Office for Davidson County, Tennessee, dated January 06, 2016 and recorded on January 19, 2016.

Being the same property conveyed to Phillip J. Westrick, unmarried by Warranty Deed from Andrew P. Goodman and wife, Bethany M. Goodman, of record in Instrument No. 20130131-0009923, Register's Office for Davidson County, Tennessee, dated January 22, 2013 and recorded on January 31, 2013.
Parcel ID: 064-16-0D-043.00-CO

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on July 26th, 2019:

Phillip J Westrick

STATE OF INDIANA
COUNTY OF MARION

The foregoing instrument was acknowledged before me on 7/26, 2019 by **Phillip J Westrick** who is personally known to me or has/have produced state or government photographic ID as identification and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

ANGELA C BRINKMAN
Hancock County
NOTARY PUBLIC
Commission Number
714238
NOTARY SEAL
My Commission Expires June 10, 2026
STATE OF INDIANA

Maximum principal indebtedness for Tennessee recording tax purposes is 253,000.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 253,000.00 , which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 26 day of July, 2019.

Affiant

Ashley Washington
Print Name

(Seal)

Notary Public

My commission expires:
9-8-19

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Dana Loggins
Print Name

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 230 on the Plan of Section One, Truxton Park, R10 Cluster Lot Subdivision of record in Plat at Instrument No. 20001026-0106272, 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 Phillip J. Westrick, a married man by Quitclaim Deed from Phillip J. Westrick, a now married man, who acquired title as unmarried of record in Instrument No. 20160119-0004745, Register's Office for Davidson County, Tennessee, dated January 06, 2016 and recorded on January 19, 2016.

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True Copy Certification

I, Dana Loggins, do hereby make oath that I am a licensed attorney and/or the 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 executed and authenticated according to law.

Dana Loggins

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, Julie Dyess, a notary public for this county and state, Dana Loggins, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tennessee Notary Public

My commission Expires: 8/11/2020

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020