Prepared By & Return To:
Realty Title
6525 Quail Hollow Road #115
Memphis, Tennessee 38120
(901)260-4055
RT File No. 19110415
TG: 7712696

Owner Name and Address:
Property Owner 10, LLC
P.O. Box 4090
Scottsdale, AZ 85261

Property Address:
3528 Mount View Ridge Drive
Antioch, TN 37013

Send Tax Bills To:
Property Owner 10, LLC
P.O. Box 4090
Scottsdale, AZ 85261

Tax Parcel ID Number:
150 12 0C 023.00CO

Valuation Affidavit:
I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$ 245,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

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

Subscribed and sworn to before me this 3rd day of August, 2019.

Notary Public

Exp. 1-14-23

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Jolanda Coffey and Arthur Coffey, wife and husband,** ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto **Property Owner 10, LLC , a Delaware Limited Liability Company** ("Grantee") the following described property being situated in Davidson County, TN, to wit:

Being Lot Number 23 on the Plan of Mt. View Subdivision, Section One of record in Plat Book 11700, Page 36 and amended in Instrument No. 20010207-0012283, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of Warranty Deed of record at Instrument Number 20050329-0033667 in the Register's Office of Davidson, Tennessee;

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; Grantor has full power and lawful authority to sell and convey the same; the title thereto is free, clear and unencumbered except as to: (1) permitted encumbrances listed below; (2) zoning; (3) setback requirements and general utility, sewer, and drainage easements of record; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

Permitted encumbrances: Subdivision Restrictions, Building Lines & Easements of record at: Plat Book 11700, Page 36; Plat Book 11190, Page 65; 20010207-0012283; Easements of record at: Book 6013, Page 187; Declaration of Covenants, Conditions & Restrictions of record at: Book 11272, Page 811; 20020108-0002714, 20020122-0008596; and Charter of Mt. View Subdivision Homeowners Association Inc of record at Instrument No. 20020108-0002713; all in the Said Register's Office.

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

Karen Johnson Davidson County
Batch# 267261 DEEDWARR
08/06/2019 09:07:22 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20190806-0077828

File No. 19110415

REALTY TITLE®

Witness my/our hand(s) this the 26th DAY OF JULY, 2019.

Jolanda Coffey

Arthur Coffey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOLANDA COFFEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of July, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ARTHUR COFFEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of July, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Realty Title
6525 Quail Hollow Road #115
Memphis, Tennessee 38120
(901)260-4055
RT File No. 19110415
TG: 7712696