RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. 1811047

Tax: 174015

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190721460

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

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Shelby)

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Laura Delony
Affiant

Subscribed and sworn to before me, this 26th day of July, 2019. August 3rd

Notary Public
My Commission Expires: 1-14-23

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Property Owner 10, LLC PO Box 4090 Scottsdale, AZ 85261 (480)588-6121	New Owner	Tax Parcel ID No. 182-06-0A-219.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard E. Van Meter, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Property Owner 10, LLC, a Delaware Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 229 on the Plan of Old Hickory Hills, Phase Two - Section Three of record in Instrument Number 20040420-0044507 and corrected at 20041021 - 0126628, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard E. Van Meter by Warranty deed from Pamela M. Helmlinger and husband, Kelly Alan Helmlinger of record in Instrument No. 20061207-0151345 Register's Office for Davidson County, Tennessee, dated October 27, 2006 and recorded on December 07, 2006.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Instrument No. 20040420-0044507, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20041021-0126628, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20020116-0006750, as amended in Instrument No. 20101116-0091730, Register's Office for Davidson County, Tennessee.

Charter for Old Hickory Hills HOA of record in Instrument No. 20020123-0009417, as amended in Instrument No. 20081219-0121385, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 267267 DEEDWARR
08/06/2019 09:12:46 AM 3 pgs
Fees: $18.00 Taxes: $925.00

20190806-0077837

Charter for Old Hickory Hills HOA of record in Instrument No. 20020123-0009417, as amended in Instrument No. 20081219-0121385, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20010306-0021333, Instrument No. 20030226-0025749 and Instrument No. 20040927-01160009, in the Register's Office for Davidson County, Tennessee.

Ingress & Egress Easement to cemetery of record in Instrument No. 20000203-0011193, in the Register's Office for Davidson County, Tennessee.

Easement to United Telephone Company of record in Instrument No. 20020123-0009339, in the Register's Office for Davidson County, Tennessee.

Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20001030-0107214, in the Register's Office for Davidson County, Tennessee.

Old Hickory Hills Homeowners Association, Inc. Rules & Regulations of record in Instrument No. 20151229-0130686, in the Register's Office for Davidson County, Tennessee.

Boundary Plat record in Plat Book 11190, Page 65 and Rights of Adjoining Owners of record in Book 6013, Page 187, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 7905 Rainey Dr Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of July, 2019.

Richard E. Van Meter
by Nathan Powers, attorney in fact

Richard E. Van Meter
BY: Nathan Powers, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan Powers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Richard E. Van Meter and that he is authorized by Richard E. Van Meter to execute this instrument on their behalf.

Witness my hand, at office, this 25th day of July, 2019.

M. Alexis Mendl
Notary Public
My Commission Expires: 05/03/2021



AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned, do hereby swear and affirm that I am the attorney-in-fact for RICHARD E. VAN METER, by virtue of a Power of Attorney duly executed by the said RICHARD E. VAN METER, and:

☐ appearing of record at Instrument No. * 20190800-0072836 In the Register's Office of DAVIDSON County, Tennessee; or

☒ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said RICHARD E. VAN METER, is alive and well and has not revoked or rescinded the powers granted me under the Power of Attorney described above. I further agree to indemnify and hold harmless any individual, including closing agencies and title underwriters, from any damages resulting from reliance on the Power of Attorney and this Affidavit.

FURTHER THE AFFIANT SAYETH NAUGHT.

Nathan Powers
NATHAN POWERS

SWORN to and subscribed before me, this the 26th day of July, 2019.

M. Alexis Mead
Notary Public

My Commission Expires: 05/03/2024

M ALEXIS MEAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON