Record & Return To:
Realty Title & Escrow Co.
6525 N. Quail Hollow Rd. STE 115
Memphis, TN 38120
P:(901) 260-4055
File No.: 19110200
TG: 7439454

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 $210,000.00

Affiant

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

Notary Public

My commission expires: 1-14-23

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 267276 **DEEDWARR**
08/06/2019 09:17:55 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20190806-0077848

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Property Owner 9, LLC	Property Owner 9, LLC	**151090B08500CO**
P.O. BOX 4090	P.O. Box 4090	
SCOTTSDALE, AZ 85261	Scottsdale, AZ 85261	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Southern View, LLC , a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Property Owner 9, LLC, a Delaware Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 82 on the Final Plat of Phase 2 Lakeside Cove at Percy Priest, of record in Instrument No. 20051102-0132676, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Evan Michael Miller, unmarried. from Kathleen P. Harrigar, Trustee of the Margaret T. Burgess Trust u/a/d July 9, 1992, by Warranty Deed dated May 30, 2008, of record in Instrument No. 20080603-0056528, Register's Office for Davidson County, Tennessee. Evan Michael Miller conveyed his interest to Evan Michael Miller and Josh Braun, Tenants in Common, by Quitclaim Deed dated May 19, 2016, of record in Instrument No. 20160520-0050688, said Register's Office. Evan Michael Miller and Josh Braun conveyed subject property to Southern View, LLC, by Quitclaim Deed dated March 7, 2017, of record in Instrument No. 20170309-0023478, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Instrument No. 20041105-0133677, said Register's Office.

Easements of record in Book 4428, page 571, Book 8175, page 783, Book 2336, page 614, Instrument No. 20020212-0018699, Instrument No. 20040914-0110817, Instrument No. 20050419-0043678, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 5069 Smith Springs Parkway, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Josh Braun _____ Date: 7/10/19

Southern View, LLC
BY: JOSH BRAUN
ITS: AUTHORIZED MEMBER

STATE OF TN
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **JOSH BRAUN** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that they are AUTHORIZED MEMBER of SOUTHERN VIEW LLC and that they are authorized by SOUTHERN VIEW, LLC to execute this instrument on its behalf.

Witness my hand this 10 day of **July, 2019.**



_____
Notary Public
My commission expires: 12.1.20