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

CRT File No. 190621146

Record & Return to:
Realty Title & Escrow Co.
65254 N. Quail Hollow Rd., STE 115
Memphis, TN 38120
P (901) 260-4055
File No: 19110384
TG: 7108931

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: $255,000.00.

Laura Delony
Affiant

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

Notary Public
My Commission Expires: 1-14-23

Karen Johnson Davidson County
Batch# 267279 DEEDWARR
08/06/2019 09:19:17 AM 2 pgs
Fees: $13.00 Taxes: $943.50
20190806-0077853

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Property Owner 10 LLC P.O. Box 4090 Scottsdale, AZ 85261	New Owner	Tax Parcel ID No. 163 07 0A 082.00 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, **Clifton Gunn and Sarah Gunn, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Property Owner 10, LLC, a Delaware Limited Liability Company** ("Grantee"), 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. 82 on the Final Plat of the Resubdivision of Lots 1-11, 61-66, 76-95 & 102-132, Ridgeview UDO, Phase One, as of record in Instrument No. 20120807-0070420, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Clifton Gunn and Sarah Gunn, husband and wife by Warranty Deed from Parkside Builders, a Tennessee limited liability company, of record in Instrument No. 20150917-0094627, Register's Office for Davidson County, Tennessee, dated September 14, 2015 and recorded on September 17, 2015.

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.

This is improved property located at 1939 Wild Oaks Court 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, Grantors have executed this instrument on this 10th day of July, 2019.

Clifton Gunn

Sarah Gunn

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clifton Gunn and Sarah Gunn, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of July, 2019.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022