Karen Johnson Davidson County
Batch# 267284 DEEDWARR
08/06/2019 09:21:49 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20190806-0077858

Prepared By:
Tennessee Title Services, LLC
7000 Executive Center Dr Ste 290
Brentwood, TN 37027
B19-1760

Record and Return To:
Realty Title and Escrow Company, Inc.
6525 N. Quail Hollow Rd., Suite 115
Memphis, TN 38120
(901)260-4055
RT File No.: 19110490
TG: 7747880

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Linda Gray, Agent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of August, 2019

Notary Public

Commission Expires: 1-14-23

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
Property Owner 10, LLC P.O. Box 4090 Scottsdale, AZ 85261	Property Owner 10, LLC P.O. Box 4090 Scottsdale, AZ 85261	064-16-0C-075.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Tegan L. Young, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Property Owner 10, 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. 28 on the Plan of Section Four, Wembley Downs, of record in Plat Book 7900, Page 456, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tegan L. Young , a single person by Warranty Deed from Phillip Lytle and wife, Amy Lytle of record in Instrument No. 20150615-0056542 Register's Office for Davidson County, Tennessee, dated May 05, 2015 and recorded on June 15, 2015. (Value of consideration shown in aforementioned deed $149,500.00.)
Being also known as 903 Bexhill Court South Hermitage, Tennessee 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **903 Bexhill Court South, Hermitage, TN 37076**

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 so 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 is 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of July, 2019.

Tegan L. Young

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ **RUTHERFORD**

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

Witness my hand and official seal at Brentwood, Tennessee this 31st day of July, 2019.

Notary Public
My Commission Expires: 2-27-21

(Notary Seal)

