Karen Johnson Davidson County
Batch# 268742 DEEDWARR
08/08/2019 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20190808-0079109

WARRANTY DEED

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF August, 2019.

Notary Public

MY COMMISSION EXPIRES: 8/11/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2019-GTE-126

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Property Owner 11, LLC	**Property Owner 11, LLC**	034 14 0A 033.00
(NAME) P.O. Box 4090	(NAME) **P.O. Box 4090**	
(ADDRESS) Scottsdale, AZ 85261	(ADDRESS) **Scottsdale, AZ 85261**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jennifer Balderas Cahill, an unmarried woman** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Property Owner 11, LLC, a Delaware limited liability company LLC** (the "**Grantee**"), its successors and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Final Cluster Plat of Cumberland Bend of record in Plat at Instrument No. 20091231-0118971, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennifer Balderas Cahill, unmarried by Warranty deed from Ethan D. Harlacher, married of record in Instrument No. 20180620-0059482 Register's Office for Davidson County, Tennessee, dated June 8, 2018 and recorded on June 20, 2018.

Being the same property conveyed to Ethan D. Harlacher, unmarried by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20110208-0011042 Register's Office for Davidson County, Tennessee, dated February 7, 2011 and recorded on February 8, 2011.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for the year 2019 and subsequent years, a lien

not yet due and payable, (2) all applicable zoning ordinances (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, (6) any unrecorded easements, or those imposed by operation of law, and (7) all other matters of public record.

This is improved property located at 724 Maylene Drive, Nashville, TN 37115.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 6th day of August, 2019.

GRANTOR:

Jennifer Balderas Cahill

STATE OF Hawaii)

COUNTY OF Maui)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Jennifer Balderas Cahill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 6th day of August, 2019.

Doc. Date: 8/6/19 # Pages: 2
Susan H. Taketa Second Circuit
Doc. Description Warranty Deed

Susan H Taketa 8/6/19
Notary Signature Date
NOTARY CERTIFICATION

Susan H Taketa
Notary Public

My Commission Expires: 11-01-19

SUSAN H. TAKETA NOTARY PUBLIC No. 83-411 STATE OF HAWAII

SUSAN H. TAKETA NOTARY PUBLIC No. 83-411 STATE OF HAWAII

201908080079109

True Copy Certification

I, Ashley Washington, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashley Washington

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, Julie Dyess, a notary public for this county and state, Ashley Washington, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tennessee Notary Public

My commission Expires: 8/11/2020

