WARRANTY DEED

Karen Johnson Davidson County
Batch# 276249 DEEDWARR
08/26/2019 09:37:13 AM 2 pgs
Fees: $13.00 Taxes: $801.05

20190826-0085348

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 $216,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/14/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Property Owner 11, LLC	Property Owner 11, LLC	182 060 A 051.00CO
(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 dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Cedric T. Williams and Jennifer Williams, husband and wife,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Property Owner 11, LLC, a Delaware Limited Liability Company,** hereinafter called the GRANTEE(S), their 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 all of Lot No. 51, Section One, Old Hickory Hills, as shown by plat appearing of record in Instrument No. 20011023 - 0115382 of the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to Cedric T. Williams, a married man by Warranty Deed from Greenvale Construction, LLC, a Tennessee Limited Liability Company, dated 06/19/2003, of record in Instrument 20030624 - 0086942, Register's Office for Davidson County, Tennessee.

Jennifer Williams, spouse of Cedric T. Williams, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead he/she may have in the aforedescribed property by virtue of his/her marriage to Cedric T. Williams.

Subject to all matters shown on the plat of record in Plat Instrument 200110230115382, Covenants, conditions, easements and restrictions recorded in Instrument 200201160006750, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; Easement including terms and conditions thereof as recorded in Instrument 0010300107214; Easement including terms and conditions thereof as recorded in Instrument 200201230009339. Easement including terms and conditions thereof as recorded in Instrument 200103060021333; and Charter recorded 01/23/2002 of record in Instrument 200201230009417, all of record in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 7838 Rainey Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 15th day of August, 2019.

By: _____
Cedric T. Williams

By: _____
Jennifer Williams

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cedric T. Williams and Jennifer Williams, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of August, 2019.

Debbie A. Mitchell
Notary Public:
My Commission Expires: 5/17/2021

STATE OF TENNESSEE NOTARY PUBLIC DEBBIE A MITCHELL COUNTY OF SUMNER

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.: 19110523
TG: 7757986