WARRANTY DEED

Return to:
Realty Title & Escrow
6525 Quail Hollow, Suite 115
Memphis, TN 38120
P: (901) 260-4055
File No. 19110559
TG: 7781751

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 FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$196,606.00.**

Linda Gray, Agent
Affiant

19th Subscribed and sworn to before me this day of August, 20 19.

Notary Public
My Commission expires: 1-14-23
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Property Owner 11, LLC	Property Owner 11, LLC	050-03-0B-023.00CO
P.O. Box 4090	P.O. Box 4090	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	

* , a Delaware Limited Liability Company

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Victoria A. Moss and John F. Moss, wife and husband**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Property Owner 11, LLC,*** its successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Mulberry Downs, Phase 1, of record in Book 7900, pages 83 - 88, Register's Office for said County.

Being the same property conveyed to Victoria A. Moss and John F. Moss, wife and husband, from Amanda Dean, as Trustee for The 1044 Mulberry Way Trust, by Warranty Deed on October 11, 2018, of record in Instrument Number 20181015-0101660, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 7900, page 83-88, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 8053, page 316, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1044 Mulberry Way, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

Karen Johnson Davidson County
Batch# 276259 DEEDWARR
08/26/2019 09:47:46 AM 2 pgs
Fees: $13.00 Taxes: $727.44

20190826-0085359

WITNESS our hands this August 7, 2019.

Victoria A. Moss

Victoria A. Moss

John F. Moss

John F. Moss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Victoria A. Moss and John F. Moss** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 7, 2019

My commission expires 7/3/23

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY