Karen Johnson Davidson County
Batch# 277269 DEEDWARR
08/28/2019 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20190828-0086798

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $255,000.00

Affiant

Subscribed and sworn to before me, this 28 day of August, 2019.

Notary Public

My commission expires: 8/11/20

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

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Property Owner 11, LLC, a Delaware limited liability company	**Property Owner 11, LLC, a Delaware limited liability company**	**062020B07100CO**
P.O. Box 4090	**P.O. Box 4090**	
Scottsdale, AZ 85261	**Scottsdale, AZ 85261**	

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 ACKNOWLEDGE, WE,

Kevonda S. Powell, single

HEREINAFTER CALLED THE GRANTORS, 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 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. 232 on the Plan of Final Plat, Abbington Park, Phase One - Section Two of record in Plat at Instrument No. 20030922-0139712 and Instrument No. 20031006-0146904, 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 Kevonda S. Powell by Warranty deed from Brian L. Sohl and Kristin M. Pruitt, now known as Kristin M. Sohl, husband and wife of record in Instrument No. 20151009-0103080 Register's Office for Davidson County, Tennessee, dated September 11, 2015 and recorded on October 09, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Instrument No. 20030213-0020075, supplemented in Instrument No. 20040401-0036606, Instrument No. 20010402-0031520, said Register's Office.

Covenants and Conditions of record in Instrument No. 20000720-0071648, said Register's Office.

Bylaws of record in Instrument No. 20030303-0027406, said Register's Office.

Easements of record in Instrument No. 20060811-0098951 and Instrument No. 20030109-0004246, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 2860 Paddle Wheel Drive, Nashville, TN 37214.

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 do 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 in 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Kevonda S. Powell Date: 8/27/2019

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Kevonda S. Powell, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of August, 2019.

D L Paulsson
NOTARY PUBLIC

My Commission Expires: 11-30-2020

DEBRA PAULSSON NOTARY PUBLIC TENNESSEE COUNTY OF SUMNER My Comm. Exp. November 30, 2020

True Copy Certification

I, Dana Loggins, 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.

Dana Loggins

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, Julie Dyess, a notary public for this county and state, Dana Loggins, 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

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