Karen Johnson Davidson County
Batch# 277862 DEEDWARR
08/30/2019 08:53:34 AM 2 pgs
Fees: $13.00 Taxes: $980.13
20190830-0087579

Prepared By & Return To:
Realty Title
6525 Quail Hollow Road #115
Memphis, Tennessee 38120
(901)260-4055
RT File No.: 19110334
TG: 7686497

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Daai Khaw Suan and Dim Deih Lian, husband and wife** ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto **Property Owner 10, LLC , a Delaware Limited Liability Company** ("Grantee") the following described property being situated in Davidson County, TN, to wit:

Lot 222, Harvest Grove, Section Three, as shown on plat of record in Instrument No. 20160429 - 0042362 , in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of Warranty Deed of record at Instrument Number 20170705-0067230 in the Register's Office of Davidson, Tennessee;

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; Grantor has full power and lawful authority to sell and convey the same; the title thereto is free, clear and unencumbered except as to: (1) permitted encumbrances listed below; (2) zoning; (3) setback requirements and general utility, sewer, and drainage easements of record; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

Permitted encumbrances: Subdivision Restrictions, Building Lines & Easements of record at: Instrument No. 20160429-0042362, 20060726-0090037; Agreement at 20061116-0142300,; Easements of record at: Book 4418, Page 491; Book 4473, Page 613; 20160802-0079381; Declaration of Covenants, Conditions & Restrictions of record at: Instrument No. 20060628-0077382; Charter of Harvest Grove Homeowners Association, Inc. of record at Instrument No. 20060519-00599378; all in the Said Register's Office.

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

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IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the the 23rd day of August, 2019.

Daai Khaw Suan

Dim Deih Lian

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, a Notary Public in and for said State and County, Daai Khaw Suan and Dim Deih Lian, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of August 2019 .

Notary Public

My Commission Expires: 12/20/20

(SEAL)

KAREN E TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: DECEMBER 20, 2020

Owner Name and Address:

Property Owner 10, LLC
P.O. Box 4090
Scottsdale, AZ 85261

Send Tax Bills To:
Property Owner 10, LLC
P.O. Box 4090
Scottsdale, AZ 85261

Property Address:
1217 Silverstream Pt.
Antioch, TN 37013

Tax Parcel ID Number:
164 07 0A 252.00CO

Valuation Affidavit:
I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$ 264,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29th day of August, 2019.

Notary Public

My Commission Expires: 1-20-2020

JOAN ZINSER TOPP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JAN. 20, 2020

KAREN E TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: DECEMBER 20, 2020

File No. 19110334

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