This instrument was prepared by:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615) 822-8321 fax

Please record and return to:
Realty Title & Escrow Co.
6525 N. Quail Rd., Ste. 115
Memphis, TN 38120
P: (901) 260-4055
File No. 19110499
TG: 7750936

Karen Johnson Davidson County
Batch# 283233 DEEDWARR
09/10/2019 10:05:11 AM 2 pgs
Fees: $13.00 Taxes: $717.80
20190910-0091286

WARRANTY DEED

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 ACKNOWLEDGED, WE, **MARCUS A. SPELLER,** married, HEREINAFTER CALLED 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, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 44, AS SHOWN ON THE MAP ENTITLED PHASE 3, BROOKVIEW SUBDIVISION, OF RECORD AS INSTRUMENT NO. 20050928-0116190, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARCUS A. SPELLER BY WARRANTY DEED FROM TYLER SHAW AND WIFE, KIMBERLY SHAW, DATED DECEMBER 27, 2013 AND RECORDED ON DECEMBER 31, 2013 IN INSTRUMENT NO. 20131231-0131001, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR NOR HIS SPOUSE EVER RESIDED AT THE PROPERTY AS HOMESTEAD. PROPERTY WAS PURCHASED AS INVESTMENT PROPERTY ONLY.

This is improved property, known as 3026 EWINGDALE DRIVE, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

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

Witness our hands this 30th day of August, 2019.

MARCUS A. SPELLER

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, MARCUS A. SPELLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 30th day of August, 2019.

NOTARY PUBLIC
My commission expires: Oct 15, 2020

MARIA GUADALUPE NUNEZ
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 15, 2020

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$194,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of August, 2019.

NOTARY PUBLIC
My commission expires: Oct 15, 2020

MARIA GUADALUPE NUNEZ
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 15, 2020

Address New Owner(s) as follows:
PROPERTY OWNER 11, LLC
P.O. BOX 4090
SCOTTSDALE, AZ 85261

Send Tax Bills To:
Same as above

MAP/PARCEL: 059040A/073.00 CO