THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190822050** Karen Johnson Davidson County Batch# 286563 DEEDWARR 09/16/2019 03:23:30 PM 3 pgs Fees: $18.00 Taxes: $1,007.86 20190916-0093816	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $272,395.30. Affiant Subscribed and sworn to before me, this 16th day of September, 2019. Notary Public My Commission Expires: 4-10-22 DANIELLE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMMISSION EXPIRES: APRIL 10, 2022

WARRANTY DEED

Address New Owner: Property Owner 11, LLC P O Box 4090 Scottsdale, AZ 85261	Send Tax Bills To: New Owner **Property Owner 11, LLC,** **a Delaware limited liability company** **PO Box 4090** **Scottsdale, AZ 85261**	Tax Information: Tax Parcel ID No. 164-07-0A-048.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert H. Allen II, and spouse, Charles Jason Hicks** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Property Owner 11, LLC, a Delaware limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Final Plat of Section One, Harvest Grove (Formerly Tillman) Cluster Lot Subdivision, of record in Instrument No.20060726-0090037, amended in Instrument No. 20061116-0142300, 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 Robert H. Allen II, a married person and Charles Jason Hicks, a married person by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20160208-0011794 Register's Office for Davidson County, Tennessee, dated January 27 ,2016 and recorded on February 08, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20060726-0090037, amended Instrument No. 20061116-0142300, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060628-0077382, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter of HOA of record in Instrument Number 20060519-0059378 , in the Register's Office for Davidson County, Tennessee.

Easement of record in Instrument Number 20070220-0020794, in the Register's Office for Davidson County, Tennessee.

Easement of record in Instrument Number 20060707-0081730, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument Number 20040707-0080492, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1509 Rockglade Run Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs 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.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 16th day of September, 2019.

Robert H. Allen II

Charles Jason Hicks

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert H. Allen II and Charles Jason Hicks, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of September, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

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