This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-5013

Record & Return To:
Realty Title & Escrow Co.
6525 N. Quail Hollow Rd. STE 115
Memphis, TN 38120
P:(901) 260-4055
File No.: 19110604
TG: 7816390

Karen Johnson Davidson County
Batch# 300792 DEEDWARR
10/15/2019 08:55:50 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20191015-0105361

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 or value, whichever is greater, for this transfer is $275,000.00

Linda Gray, Agent
Affiant

Subscribed and sworn to before me, this the 14 th day of October, 2019

Notary Public
My Commission Expires: 1-14-23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Property Owner 11, LLC PO Box 4090 Scottsdale, AZ 85261	New Owner	164-03-0A-057.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Matthew Galyon, a married man,** hereinafter called the Grantor, 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 Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot 57, Rolling Hills Subdivision, as shown on plat of record in Instrument No. 20161109-0118395, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Being the same property conveyed to Matthew Galyon, a single man by Special Warranty Deed from Lennar Homes of Tennessee, LLC, a Delaware Limited Liability Company, recorded on the 7th day of July, 2017 in Instrument No. 20170707-0068496, in the Register's Office of Davidson County, Tennessee.

Leah Gillespie joins this conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: **2025 Hamilton Hill Drive, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2019 taxes have been prorated between the parties as of the date of this instrument, with the Buyer paying their prorated share thereof to the Seller who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 is 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. Whenever used, the singular number 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 _____th day of October, 2019.

GRANTOR:

Matthew Galyon

Leah Gillespie

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Matthew Galyon and Leah Gillespie, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th th day of October, 2019.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021