WARRANTY DEED

Record & Return To:

Realty Title & Escrow Co., Inc.
6525 N. Quail Hollow Rd., Suite 115
Memphis, TN 38120
(901) 260-4055

RT File No. 19110814
TG: 7924839

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 $285,000.00

Linda Gray, Agent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF October, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-14-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Property Owner 11, LLC	Property Owner 11, LLC	
(NAME)	(NAME)	
P.O. Box 4090	P.O. Box 4090	174 11 0A 457.00 CO
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Melad Sawiers and Kathy Sawiers, husband and wife,** HEREINAFTER CALLED THE GRANTOR(S), 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, IT'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 366, Cane Ridge Farms, Phase VI, Section 2, as shown on plat of record in Instrument No. 20060216-0018813, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Being part of the same property conveyed to Melad Sawiers and Kathy Sawiers, husband and wife, by Warranty Deed from Regent Land, LLC of record in Instrument Number 20150526-0048032, Register's Office for Davidson County, Tennessee, dated May 15, 2015 and recorded on May 26, 2015. (Value of consideration shown in a forementioned deed $81,000.00.)

This conveyance is subject to all easements, restrictive covenants and conditions including those and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 3148 Skinner Dr. Antioch, TN 37013
(unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Karen Johnson Davidson County
Batch# 300796 DEEDWARR
10/15/2019 08:57:31 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20191015-0105366

Witness my hand this 9th day of October, 2019.

Melad Sawiers

Kathy Sawiers

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Melad Sawiers and Kathy Sawiers,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 12-22-19

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD