Karen Johnson Davidson County
Batch# 352156 DEEDWARR
02/03/2020 11:35:07 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20200203-0012117

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 200124312

Record and Return To:
Realty Title and Escrow Company, Inc.
6525 N. Quail Hollow Rd., Suite 115
Memphis, TN 38120
(901)260-4055
RT File No.: 20110014
TG: 8124096

STATE OF TENNESSEE
COUNTY OF SHELBY

The actual consideration or value, whichever is greater, for this transfer is: $215,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of January, 2020.

Notary Public
My Commission Expires: 1-14-23

TRACY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires January 14, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Property Owner 13, LLC, a Delaware Limited Liability Company P.O. Box 4090 Scottsdale, AZ 85261	New Owner	Tax Parcel ID No. 175 06 0A 012.00CO

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, **Tameka L. Dennis, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Property Owner 13, 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 all of Lot No. 12 on the Plan of Final Plat, Section One, The Preserve at Old Hickory, "Cluster Lot Subdivision", according to Plat and Survey appearing of record in Instrument No. 20060824-0104545, Register's Office of Davidson County, Tennessee to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Tameka L. Dennis by Warranty Deed from HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Mortgage Asset-Backed Securities 2007-M04 Trust Mortgage Asset-Backed Certificates, dated December 19, 2008, recorded December 29, 2008, and recorded in Instrument No. 20081229-0122920, Register's Office of Davidson County, Tennessee.

The conveyance is made subject to the Declaration of Covenants, Restrictions and Conditions contained in Instrument of record In Instrument No. 20060824-0104548 and 20061208-0152023; Easement to Tennessee Telephone Company of record in Instrument No. 20061013-0127087; Basement to Colonial Pipeline of record in Book 4542, Page 131, Book 3616, Page 453, Book 3570, Page 13 and Book 3571, Page 599; Easement to First Suburban Water District of record in Book 4453, Page 154,Transmission Line easements to United States of America of record Book 4425, Page 582, and Book 2346, page 378;Declaration of taking to United States of America (TVA) of record in Book 11335, Page 609, Instrument No. 20021017-0127752; Stormwater Detention Agreement of record in Instrument No. 20041103-0132562; Charter of Homeowners Association of record in Instrument No. 20060824-0104548; Easement to TDS Telecom of record in Instrument No. 20061013-0127208; and to any and all matters shown on said plat and survey of record in Instrument No. 20060524-0104545, all of said Register's Office.

This is improved property located at **913 Birchmill Pt South 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, Grantor has executed this instrument on this 28th day of January, 2020.

Tameka L. Dennis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tameka L. Dennis, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of January, 2020.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022