WARRANTY DEED

2020-1701

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.: 20110051
TG: 8169147

Karen Johnson Davidson County
Batch# 360952 DEEDWARR
02/21/2020 08:57:41 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20200221-0019224

THIS INSTRUMENT WAS PREPARED BY:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Property Owner 13, LLC P.O. Box 4090 Scottsdale, AZ 85261	Property Owner 13, LLC P.O. Box 4090 Scottsdale, AZ 85261	164 070A 067.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kimberly Taylor, an unmarried woman,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Property Owner 13, LLC, a Delaware Limited Liability Company,** , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 67 on the Final Plat of Section One, Harvest Grove (formerly Tillman), as of record in Instrument No. 20060726-0090037, and 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 and legal description thereof.

Being the same property conveyed to Kimberly D. Wilkins, an unmarried woman, by Warranty Deed of record at Instrument No. 201310100106296, dated 10/04/2013 and recorded 10/10/2013, in the Register's Office of Davidson, Tennessee. Further being conveyed by Quitclaim Deed of record at Instrument Number 20190520-0047587 in the Said Register's Office.

Kimberly Taylor covenants she is one in the same as Kimberly D. Wilkins.

( ) unimproved
This is (X) improved property know as 1536 Rockglade Run, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

Witness my/our hand(s) this 18th day of February, 2020.

Kimberly Taylor

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols, a notary public in and for said County and State, the within named Kimberly Taylor, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of February, 2020.

Notary Public
My Commission Expires: 6-24-2023

April G. Nichols
State of Tennessee Notary Public
Williamson County

Valuation Affidavit: I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $ **270,000.00** , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 20th day of February, 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

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