Karen Johnson Davidson County
Batch# 365603 DEEDWARR
03/02/2020 10:13:17 AM 2 pgs
Fees: $13.00 Taxes: $965.70
20200302-0022924

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Property Owner 13, LLC
PO Box 4090
Scottsdale, AZ 85261

SEND TAX BILL TO:
Property Owner 13, LLC
PO Box 4090
Scottsdale, AZ 85261

MAP/PARCEL 164-10-0A-175.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Weston White and Erica Morgan n/k/a Erica White, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Property Owner 13, LLC, a Delaware Limited Liability Company, hereafter called the GRANTEE,** ~~their heirs and assigns~~, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Lot No. 363, Village Three, Summerfield as shown on Plat od record in Instrument No. 20001006-0099706, in the Register's Office for Davidson County, Tennessee, to which Plat reference is made for a more particular description of said property.

Being the same property conveyed to Weston White, unmarried and Erica Morgan, unmarried by Quitclaim deed from Weston White, unmarried of record in Instrument No. 20160128-0008093 Register's Office for Davidson County, Tennessee, dated January 25, 2016 and recorded on January 28, 2016. Weston White and Erica Morgan are now married.

This is improved property known as: **3609 Bentfield Drive, Antioch, Tennessee 37013**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 27th day of February, 2020.

WITNESS MY HAND on this the 26th day of February, 2020

Weston White

Erica White

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Weston White and Erica White,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 26th day of February, 2020.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09.09.23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $261,000.00.

AFFIANT

Subscribed and sworn to before me this the 26th day of February, 2020.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Return after Recording to:
Realty Title & Escrow
6525 Quail Hollow Rd Ste 115
Memphis, TN 38120
RT FILE No 20110048
TG: 8163694