WARRANTY DEED

Karen Johnson Davidson County
Batch# 629213 DEEDWARR
05/05/2021 11:36:43 AM 2 pgs
Fees: $13.00 Taxes: $1,209.90

20210505-0060235

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.: 11-MEM21-03568
TG: 9396850

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~27TH~~ 4th DAY OF ~~APRIL~~ May, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MATTHEW J MCDONALD
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 08-16-2024

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mile High Borrower 1 (Value), LLC	Mile High Borrower 1 (Value), LLC	Parcel ID: 150 11 0 287.00
(NAME) P.O. Box 4090	(NAME) P.O. Box 4090	
(ADDRESS) Scottsdale, AZ 85261	(ADDRESS) Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Francis L. Burgess, Jr. and Pamela W. Burgess, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mile High Borrower 1 (Value), LLC, a Delaware Limited Liability Company**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Second Civil District, Formerly the Third Civil District of Davidson County, Tennessee, Being Lot No. 24, on the Plan of Bell Oakes a Subdivision, Phase 1, of record in Plat Book 6900, Page 768, Register's Office for Said County, to which reference is made for a more complete description.

Being the same property conveyed to Francis L. Burgess, Jr., and Pamela W. Burgess, husband and wife, by Quitclaim Deed from Francis L. Burgess, Jr., a married man, of record in Instrument No. 20040305-0025542, in the Register's Office of Davidson County, Tennessee, dated February 26, 2004 and recorded on March 05, 2004.

Being the same property conveyed to Francis L. Burgess, Jr., married person, by Warranty Deed from Donald S. DeMumbrum and wife Carol Edmondson DeMumbrum, of record in Instrument No. 20000907-0088501, in the Register's Office of Davidson County, Tennessee, dated August 25, 2000 and recorded on September 07, 2000.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5921 Belle Oaks Place, 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 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.

Witness our hands this 28th day of April, 2021

Francis L. Burgess, Jr.

Pamela W. Burgess

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Francis L. Burgess, Jr. and Pamela W. Burgess, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of April, 2021.

Lori Buie

Notary Public

My Commission Expires: 8/21/23

(SEAL)

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY