WARRANTY DEED

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-MEM21-04245
TG: 9483441

State of Tennessee,
County of Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$265,000.00~~ $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mile High Borrower 1 (Value), LLC, a Delaware Limited Liability Company	NEW OWNER	150-07-0-360.00
(NAME) P. O. Box 4090	(NAME)	
(ADDRESS) Scottsdale AZ 85261	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, We, **Andranne Haynie and Joseph Haynie,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do 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 Davidson County, Tennessee, being Lot No. 558, on the Plan of Section Four-A, Towne Village of the Country, of record in Book 6250, Pages 20 and 21, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Andranee Haynie and Joseph Haynie, husband and wife, by deed of record in Instrument No. 20141002-0090915, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Andranee Haynie by Joseph Haynie as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20210610-0081111, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3264 Towne Village Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 657688 DEEDWARR
06/16/2021 10:10:41 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20210616-0081112

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 my/our hands this 4th day of June, 2021.

Andranne Haynie by Joseph Haynie, her Attorney-in-Fact
her Atty-In-fact

Joseph Haynie

State of Tennessee
County of ~~Davidson~~ Rutherford

Personally appeared before me Joseph Haynie with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of June, 2021.

Notary Public
My Commission Expires: _____

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022

STATE OF TENNESSEE
COUNTY OF Rutherford

On this the 4th day of June, 2021, before me personally appeared Joseph Haynie, the person who executed the foregoing instrument on behalf of Andranne Haynie and acknowledged that he executed he same as the free act and deed of the said Andranne Haynie, through Power of Attorney granted him by the said Andranne Haynie.

Notary Public
commission expires: _____

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022

File No.: 15673