Karen Johnson Davidson County
Batch# 679648 DEEDWARR
07/20/2021 10:35:47 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20210720-0097031

Prepared By and Return To:
Realty Title & Escrow Company, Inc.
6525 Quail Hollow Road, Suite 115
Memphis, TN 38120
(901)260-4055
File No. 11-MEM21-04311
TG: 9491336

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Madison K. Hagan and Justin Hagan, wife and husband,** ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto **Mile High Borrower 1 (Income), LLC, a Delaware limited liability company** ("Grantee") the following described property being situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 115 on the Final Plat of the Resubdivision of Lots 1-11,61-66, 76-95 & 102-132, Ridgeview UDO, Phase One, as of record in Instrument No. 20120807-0070420, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Derivation Clause: Being the same property conveyed to **Madison K. Hagan and Justin Hagan** by way of **Warranty Deed** of record at **Instrument No. 20160330-0029724** in the Register's Office of Davidson County, Tennessee.

Madison K. Hagan covenants she is one in the same as Madison Gartner.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; Grantor has full power and lawful authority to sell and convey the same; the title thereto is free, clear and unencumbered except as to: (1) permitted encumbrances listed below; (2) zoning; (3) setback requirements and general utility, sewer, and drainage easements of record; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

Permitted Encumbrances: Subdivision restrictions, building lines and easements of record in 20120807-0070420; Easement(s) of record in Book 8757, Page 832; Book 8764, Page 706; 20081120-0114320, 20081120-0114360, 20090922-0088019, 20090316-0023090; 20081203-0117279; Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20080512-0048644, 20120619-0053771, 20140825-0077255; all in the Said Register's Office.

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective the **1st day of June, 2021**.

Madison K. Hagan

Justin Hagan

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said State and County, **Madison K. Hagan and Justin Hagan,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1ST day of June, 2021.

Notary Public

My Commission Expires: 1-3-22

(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

Owner Name and Address:
Mile High Borrower 1 (Income), LLC
PO Box 4090
Scottsdale, AZ 85261

Property Address:
2233 Dale View Dr
Antioch, TN 37013

Send Tax Bills To:
Mile High Borrower 1 (Income), LLC
PO Box 4090
Scottsdale, AZ 85261

Tax Parcel ID No.:
163 07 0A 115.00

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 **$ 300,000.00**, 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 1ST day of June, 2021.

Notary Public

My Commission Expires: 1-3-22

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY