Karen Johnson Davidson County
Batch# 723648 DEEDWARR
09/24/2021 12:57:15 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20210924-0128661

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. 11-MEM21-06619
TG. 9800650
07-NSH21-02911

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 4-5-23
(AFFIX SEAL)

LISA C. POSEY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Mile High Borrower 1 (Value), LLC, a Delaware limited liability company PO Box 4090 Scottsdale, AZ 85261	New Owner	059 040A 086.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Darcus Poe and wife, Lorina Poe**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mile High Borrower 1 (Value), LLC, a Delaware limited liability company**, hereinafter called the Grantees, their successors 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 186 on the plan of Brookview Subdivision, Phase 3, of record in Instrument No. 20050926-0116190, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Darcus Poe, and wife Lorina Poe by Warranty Deed of record at Instrument No. 20060412-0042025, dated 3/27/2006 and recorded 04/12/2006, in the Register's Office of Davidson, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2803 Creekbend Drive, Nashville, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 20th day of September, 2021

Darcus Poe

Lorina Poe

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for said State and County, Darcus Poe and Lorina Poe, 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(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of September, 2021.

Notary Public

My Commission Expires: 8/20/24

EMILY CROWDER
TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM