Karen Johnson Davidson County
Batch# 792613 **DEEDWARR**
01/19/2022 10:57:01 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20220119-0007238

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ Davidson

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

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
6525 Quail Hollow Road, Suite 115
Memphis, TN 38120
11-MEM21-08434
TG: 10106397

William Cannon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF January, 2022.

Notary Public

MY COMMISSION EXPIRES: May 9, 2023

(AFFIX SEAL)

SERAH BARTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 9, 2023

Address of New Owner:	Send Tax Bills to:	Tax Information:
Mile High Borrower 1 (Income), LLC PO Box 4090 Scottsdale, AZ 85261	**Mile High Borrower 1 (Income), LLC** PO Box 4090 Scottsdale, AZ 85261	**176-05-0-0009.0**

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, **CBC Investments, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mile High Borrower 1 (Income), 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 No. 84 on the Plan of Hickory Woods East, Section One, of record in Plat Book 6900, Page 510, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Derivation Clause: Being the same property conveyed to Grantor herein by way of **Warranty Deed** of record at **Instrument No. 20140813-0073054** in the Register's Office of **Davidson** County, Tennessee;

This property is improved property known as: **4917 Hickory Woods E, Antioch, TN 37013**

Permitted Encumbrances: Subdivision restrictions, building lines and easements of record in Plat Book 6900, Page 510; Declaration of Covenants, Conditions and Restrictions of record in Book 7857, Page 94 and Rerecorded in Book 7876, Page 75 and Book 9616, Page 470, amended in Book 9616, Page 477, Book 9678, Page 187, Book 9764, Page 44 and Book 11180, Page 802; By laws of record in Book 9678, Page 213, amended in Instrument No. 20001207-0120450; Charter for Homeowners Association of record in Book 7857, Page 87 and Book 7876, Page 67, and 200012070120450; Quitclaim Deed of common areas to Homeowners Association of record in Book 9786, Page 923; Transmission Line Easement to USA of record in Book 9632, Page 973 and Instrument No. 20011221-0141126; Water Main Easement of record in Book 8169, Page 579; Sewer Easement of record in Book 4435, Page 20, Book 6952, Page 830, Book 6954, Page 24, Book 7145, Page 614, Book 7145, Page 618, Book 8169, Page 571, Agreement for Sewer Taps of record in Book 5935, Page 707, Book 5935, Page 708, Book 5935, Page 711, Book 5935,

Page 714, Book 5935, Page 715, Book 5935, Page 717, Book 6008, Page 756 and Book 6252, Page 270; TVA Line Easement to Tennessee Power Co. of record in Book 437, Page 24 and Book 437, Page 39; Ingress and Egress Easement of record in Book 4725, Page 961; Deed of Conveyance to Metropolitan Government of Nashville and Davidson County of record in Book 5055, Page 441; Easement to Nashville Gas Company of record in Book 5897, Page 209, Book 5897, Page 224, Book 5909, Page 915 and Book 6079, Page 356; all in the Said Register's Office.

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 14th day of **January**, 2022

CBC Investments, LLC, a Tennessee limited liability company

BY: _____
Will Cannon, Member

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public of the State and County mentioned, personally appeared **Will Cannon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the **member** of **CBC Investments, LLC, a Tennessee limited liability company**, the within named bargainor, a limited liability company, and that such person as such **member** (or other officer authorized to execute the instrument), executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as such.

Witness my hand, at office, this 14 day of **January**, 2022

_____
Notary Public

My Commission Expires: May 9, 2023 (SEAL)

SERAH BARTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 9, 2023