BILL GARRETT, Davidson County
Trans:T20170017198 DEEDWARR
Recvd: 02/28/17 09:52 2 pgs
Fees:13.00 Taxes:740.00
20170228-0019651

This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901)260-4055
FILE NO. 17110208
TG:621476l

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

The actual consideration or value, whichever is greater is $200,000.00.

Tracy Martin
Affiant

Subscribed and sworn before me this the 27th day of February, 2017.

Notary Public
My commission expires: 4-20-19

MELISSA T. MOORE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 20, 2019
COUNTY OF SHELBY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Property Owner 1, LLC P.O. Box 4090 Scottsdale, AZ 85261	Property Owner 1, LLC P.O. Box 4090 Scottsdale, AZ 85261	182-06-0A-050.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BRYAN D. ENTZMINGER AND KATHERINE A. ENTZMINGER, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PROPERTY OWNER 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Final Plat of Section One, Old Hickory Hills of record in Plat at Instrument No. 20011023-0115382, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bryan D. Entzminger and Katherine A. Seeliger by Special Warranty deed from Wells Fargo Bank, N.A., in Trust for the benefit of the Certificate Holders Park Place Securities, Inc., Asset-Backed Pass-Through Certificates Series 2005-WCW3, a corporation of record in Instrument No. 20080926-0097950 Register's Office for Davidson County, Tennessee, dated September 15, 2008 and recorded on September 26, 2008.

The said Katherine A. Seeliger having since married and is now known as Katherine A. Entzminger.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7842 Rainey Drive, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 24th day of February, 2017.

Bryan D. Entzminger

Katherine A. Entzminger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bryan D. Entzminger and Katherine A. Entzminger, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of February, 2017.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY