Prepared By and Return To:
Realty Title
6525 Quail Hollow Road #115
Memphis, Tennessee 38120
(901)260-4055

BILL GARRETT, Davidson County
Trans:T20170019554 DEEDWARR
Recvd: 03/07/17 12:03 2 pgs
Fees:13.00 Taxes:610.50
20170307-0022461

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, **Scott A. Zehnder, unmarried** ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto **Property Owner 1, LLC, a Delaware Limited Liability Company** ("Grantee") the following described property being situated in Davidson County, TN, to wit:

> **Land in Davidson County, Tennessee, being Lot No. 314 on the Plan of Final Plat, Section One, Asheford Crossing of record in Plat Book 7900, Page 937, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the Land.**

Derivation Clause: Being the same property conveyed to Scott A. Zehnder by Quitclaim Deed of record at Instrument No. 20100105-0000784, dated 12/18/2009 and recorded 01/05/2010, in the Register's Office of Davidson County, Tennessee.

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 & Easements of record at: Plat Book 7900, Page 937, in the Register's Office of Davidson County, Tennessee; Easement(s) of record in Book 1224, Page 257; Book 9336, Page 238; and Book 10574, Page 867 in the aforesaid Register's Office; Charter of Asheford Crossing Homeowners Association, Inc. of record in Book 9651, Page 895 in the aforesaid Register's Office; Declaration of Restrictive Covenants for Asheford Crossing of record in Book 9651, Page 900; as amended in Book 9980, Page 482; Book 10301, Page 180; Book 10353, Page 575; Book 10640, Page 941; Book 10717, Page 97; Book 11455, Page 769; Instrument No. 20001018-0103441 and Instrument No. 20010418-0038191 in the aforesaid Register's Office; Bylaws of Asheford Crossing Homeowners Association, Inc. of record in Book 9651, Page 925 in the aforesaid Register's Office; Assessments levied by Asheford Crossing Homeowners Association, Inc.; Davidson County Taxes for the year 2017, being a lien not yet due and payable.

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 6th day of March, 2017.

File No. 17110010
TG: 621401

REALTY TITLE®

X Scott A. Zehnder

Scott A. Zehnder

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, a Notary Public in and for said State and County, Scott A. Zehnder, 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 28nd day of February, 2017.

Notary Public

My Commission Expires: 3/31/20

(SEAL)

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020

Owner Name and Address:
Property Owner 1, LLC
P.O. Box 4090
Scottsdale, AZ 85261

Property Address:
3524 Longhaven Crossing
Antioch, TN 37013

Send Tax Bills To:
Property Owner 1, LLC
P.O. Box 4090
Scottsdale, AZ 85261

Tax Parcel ID Number:
164 13 0 015.00

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 $ 165,000.00, 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 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

REALTY TITLE®

File No. 17110010