BILL GARRETT, Davidson County
Trans: T20170025494 DEEDWARR
Recvd: 03/27/17 10:18 2 pgs
Fees: 13.00 Taxes: 925.00
20170327-0029445

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. T110033
TG: 0249078

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of March, 2017.

Notary Public

My commission expires: 10/2/17

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Property Owner 1, LLC	New Owner	172-08-0B-046.00-CO
P.O. Box 4090		
Scottsdale, AZ 85261		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Don C. Purdy and wife, Dora Ann Purdy, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Property Owner 1, LLC, a Delaware limited liability company

(hereinafter called the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Lot 46, Final Plat, Phase Two on the plan of Bridle Downs, as shown on plat of record in Plat Book 7900, Page 241, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Being the same property conveyed to Don C. Purdy and wife, Dora Ann Purdy by Warranty deed from Fox Ridge Homes, Inc. of record in Book 8831, page 760, Register's Office for Davidson County, Tennessee, dated December 30, 1992 and recorded on January 05, 1993.

This is improved property known as **1821 Champions Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 21st day of March, 2017.

Don C. Purdy

Dora Ann Purdy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Don C. Purdy and Dora Ann Purdy, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21st day of March, 2017.

Notary Public

My Commission Expires: 10/2/17

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 5017067