THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170311178** **RETURN TO** Realty Title 6525 N. Quail Hollow Rd #115 Memphis, TN 38120 (901) 260-4055 FILE NO. 170311178 TG:U288734	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Shelby) The actual consideration or value, whichever is greater, for this transfer is: $215,000.00. Affiant Subscribed and sworn to before me, this 13th day of April, 2017. Notary Public My Commission Expires: 4-20-2019 MELISSA T. MOORE NOTARY PUBLIC TENNESSEE My Comm Exp. 4-20-2019 COUNTY OF SHELBY

BILL GARRETT, Davidson County
Trans:T20170034077 DEEDWARR
Recvd: 04/24/17 09:07 2 pgs
Fees:13.00 Taxes:795.50
20170424-0039650

WARRANTY DEED

Address New Owner: Property Owner 1, LLC PO Box 4090 Scottsdale, AZ 85261	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 182-01-0A-037.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chad E. Hammonds and Dajuana R. Hammonds, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Property Owner 1, LLC, a Delaware Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 194, on the Plan of Section One, of Phase one, sunset Hills, RS-10 Subdivision - Cluster Lot option, A Planned Unit Development, of record in Instrument No. 20070607-0068102, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Chad E. Hammonds and Dajuana R. Hammonds, husband and wife by Warranty deed from Lifestyle Home Builders, Inc., a Tennessee Corporation of record in Instrument No. 20080118-0006001 Register's Office for Davidson County, Tennessee, dated January 18, 2008 and recorded on January 18, 2008.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record as Instrument Number 20070607-0068102, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5894, Page 186, Book 5388, page 713, Instrument No. 20070605-0067129, with Supplement and Amendment recorded as Instrument No. 20110203-0009586, Instrument No. 20130712-0072091 and Instrument No. 20150227-0017000, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of

the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of HOA of record in Instrument Number 20070605-0067128, in the Register's Office for Davidson County, Tennessee.

Deed for common areas to HOA of record in Instrument Number 20080211-0013604, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument Number 20060406-0039475 and Instrument No. 20071010-0120325, in the Register's Office for Davidson County, Tennessee.

Underground Sanitary Sewer Line Easement of record in Instrument Number 20070710-0082048, in the Register's Office for Davidson County, Tennessee.

Right of Way Easement to United Telephone Co. of record in Instrument Number 20071109-0132386, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 504 Nightfall Court Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of April, 2017.

Chad E. Hammonds

Dajuana R. Hammonds

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chad E. Hammonds and Dajuana R. Hammonds, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of April, 2017.

Notary Public
My Commission Expires: 01/17/21

