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

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, **Joseph P. Tortorich and Diane L. Tortorich, husband and wife** ("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 182 on the plan of Lakeside Cove at Percy Priest, Phase 3, of record in Instrument No. 20060825-0105210, Register's Office of Davidson County, Tennessee, to which Plan reference is made for a complete and accurate description thereof.**

Derivation Clause: Being the same property conveyed to Joseph P. Tortorich and wife Diane L. Tortorich by Warranty Deed of record at Instrument No. 20070710-0082046, dated 07/05/2007 and recorded 07/10/2007, in the Register's Office of Davidson, 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: Instrument No. 20060825-0105210, in the Register's Office of Davidson County, Tennessee; Declaration of Covenants, Conditions & Restrictions of record at Instrument No. 20041105-0133677, in the aforesaid Register's Office; Surveyor's Certificate of Correction of record at Instrument No. 20050707-0078439, in the aforesaid Register's Office; Deed Restrictions of record at Instrument No. 20100219-0012873, in the aforesaid Register's Office; Subject to rights of others in and to the common areas and/or elements; Assessments levied by Homeowners Association, Inc; Davidson County taxes for the year 2017, 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 24th day of April, 2017.

BILL GARRETT, Davidson County
Trans:T20170035950 DEEDWARR
Recvd: 04/28/17 11:00 2 pgs
Fees:13.00 Taxes:673.40
20170428-0041860

File No. 17110046
TG: 03098067

Joseph P. Tortorich

Diane L. Tortorich

STATE OF Indiana
COUNTY OF Marion

Personally appeared before me, a Notary Public in and for said State and County, Joseph P. Tortorich and Diane L. Tortorich, 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 18 day of April, 2017.

Notary Public

My Commission Expires:

(SEAL)

KRISTI SHIRMEYER
Notary Public, State of Indiana
Marion County
Commission # 696326
My Commission Expires
February 05, 2025

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

Property Address:
5328 Skip Jack Drive
Antioch, TN 37013

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

Tax Parcel ID Number:
151 09 0B 223.00

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 $ 182,000.00, 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 24th day of April, 2017.

Notary Public

My Commission Expires: 4-20-19

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

File No. 17110046