WARRANTY DEED

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 280-4066
FILE NO. 17116045
TG: 0398054

W-ERE-17-3129

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: 4-20-19 (AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Property Owner 1, LLC	**Property Owner 1, LLC**	
(NAME)	(NAME)	
P.O. Box 4090	**P.O. Box 4090**	**173-16-0A-061.00-CO**
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	**Scottsdale, AZ 85261**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ZAKKIYYA Y. SHAKIR N/K/A ZAKKIYYA LEWIS, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PROPERTY OWNER 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Hidden Creek Phase 1, Section 1, Phase 2 and Phase 3, Section 1 of record in Plat at Instrument No. 20030213-0020016, 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 Zakkiyya Y. Shakir by Quitclaim Deed from Karen E. Butler of record in Instrument No. 20170119-0005962 Register's Office for Davidson County, Tennessee, dated January 17, 2017 and recorded on January 19, 2017. The herein described property is not now nor ever has been the principal place of residence of the grantors spouse herein.

This conveyance is subject to:
- Taxes for the year 2017.
- Plan of record in Instrument No. 20030213-0020016 and Surveyors Certificate of Correction recorded on November 20, 2003 in Instrument No. 20031120-0169641, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20020514-0059176, as amended in Instrument No. 20030313-0033781, Instrument No. 20050308-0025065 and Instrument No. 20090908-0084135, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument No. 20030303-0027389, as amended in Instrument No. 20090908-0084136, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument No. 20020202-0027388, as amended in Instrument No. 20081230-012365, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of common area to HOA of record in Instrument No. 20030303-0027387, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3129 Hidden Creek Drive , Antioch, Tennessee 37013**.

BILL GARRETT, Davidson County
Trans: T20170035953 DEEDWARR
Recvd: 04/28/17 11:03 2 pgs
Fees: 13.00 Taxes: 899.10
20170428-0041864

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this the 25th DAY OF APRIL, 2017.

Zakkiyya Shakir Lewis
Zakkiyya Y. Shakir n/k/a Zakkiyya Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ZAKKIYYA Y. SHAKIR N/K/A ZAKKIYYA LEWIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of April, 2017.

Katherine Vincent
Notary Public
My Commission Expires: 7-6-2020
(SEAL)



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Nashville, TN 37212