WARRANTY DEED

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. 17110259
TG: 6305964

Y-FSBO-17-1001

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF MAY, 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 2, LLC	**Property Owner 2, LLC**	
(NAME)	(NAME)	
P.O. Box 4090	**P.O. Box 4090**	**182-01-0A-058.00-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, **DAVID L. HUBBELL, JR., UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PROPERTY OWNER 2, 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. 58 on the Plan of Phase One, Section Two Sunset Hills, RS-10 Subdivision-Cluster Lot Option, a Planned Unit Development of record in Plat at Instrument No. 20071220-0146323, 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 David L. Hubbell, Jr., and wife Melinda Hubbell by Warranty deed from TR&D Homes, Inc., a Tennessee Corporation of record in Instrument No. 20080826-0087498 Register's Office for Davidson County, Tennessee, dated August 22,2008 and recorded on August 26, 2008. See also, Quitclaim deed from Melinda Hubbell to David L. Hubbell, Jr. dated November 02, 2010 and recorded on January 06, 2011, of record in Instrument No. 20110106-0001717 Register's Office for Davidson County, Tennessee,

This conveyance is subject to:
- All matters shown on the Plan of record in Instrument 2007122-00146323, 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 Book 5894, Page 186, Book 5388, page 713, Instrument No. 20070605-0067129, supplemented in Instrument 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.
- Underground Sanitary Sewer Line Easement in Instrument 20070710-0082048 in the Register's Office for Davidson County, Tennessee.
- Charter for Sunset Hills HOA in Instrument 20070605-0067128, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement in Instrument 20060406-0039475 and 20071010-0120325, Register's Office for Davidson County, Tennessee.
- Conveyance of open space to HOA in Instrument 20080211-0013604 and Instrument 20100225-0014274 Register's Office for Davidson County, Tennessee.
- Right of Way Easement to United Telephone Company of record in Instrument Number 20071109-0132386, in the Register's Office for Davidson County, Tennessee.
- Utility easement of record in Instrument Number 20080805-0080303, in the 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: 1001 Morning Court , Antioch, Tennessee 37013.

BILL GARRETT, Davidson County
Trans:T20170037995 DEEDWARR
Recvd: 05/04/17 12:37 2 pgs
Fees:13.00 Taxes:878.75
20170504-0044369

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 2nd DAY OF MAY, 2017.

David L. Hubbell,, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID L. HUBBELL,, JR., 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 2nd of May, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

~~RETURN TO~~:
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Nashville, TN 37212