THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170311244** **RETURN TO** Realty Title 6525 N. Quail Hollow Rd #115 Memphis, TN 38120 (901) 260-4056 FILE NO. 17110037 TG: 1283283	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Shelby) The actual consideration or value, whichever is greater, for this transfer is: $215,500.00. Affiant Subscribed and sworn to before me, this 2nd day of May, 2017. Notary Public My Commission Expires: 4-20-19

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

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. 164-07-0A-126.00-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, **Jennifer Lynn Jones n/k/a Jennifer Boyd, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Property Owner 1, LLC, a Delaware Limited Liability Company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 88, as shown on plat for Harvest Grove, Section Two, of record as Instrument No. 20140529-0046065, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JENNIFER LYNN JONES, by deed from BMCH TENNESSEE LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record in Instrument No. 20150505-0040575, dated April 30, 2015, said Register's Office. Jennifer Lynn Jones having since married and is now known as Jennifer Boyd.

Jaron Boyd joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 164-07-0A-126.00-CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20140529-0046065, said Register's Office. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20060628-0077382, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20040707-0080492, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20170038002 DEEDWARR
Recvd: 05/04/17 12:46 2 pgs
Fees:13.00 Taxes:797.35
20170504-0044377

This is improved property located at 1925 Brookshine Port Antioch TN 37014

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 1st day of May, 2017.

Jennifer Lynn Jones n/k/a Jennifer Boyd

Jaron Boyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer Lynn Jones n/k/a Jennifer Boyd and Jaron Boyd, 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 1st day of May, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018