PREPARED BY & ~~RETURN TO:~~

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

BILL GARRETT, Davidson County
Trans:T20170040547 DEEDWARR
Recvd: 05/12/17 09:33 2 pgs
Fees:13.00 Taxes:817.70
20170512-0047179

Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow, Ste. 115
Memphis, TN 38120
17110073
TG# 6319874

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Michael Dance, unmarried, has this day bargained and sold and does hereby transfer and convey unto Property Owner1, LLC, a Delaware Limited Liability Company, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Being Lot No. 84, on the Plan of Harvest Grove, Section Two, of record as Instrument No. 2014059-0046065 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Dance, an unmarried man by Warranty Deed from BMCH Tennessee, LLC, a Delaware Limited Liability Company dated May 29, 2015, of record in Instrument No. 20150603-0051777, Register's Office for Davidson County, Tennessee.

This is improved property known as 1905 Brookshine Port, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Property Owner1, LLC, a Delaware Limited Liability Company their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 10th day of May, 2017.

Michael Dance

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Michael Dance with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the within named bargainor, executed the foregoing instrument for the purposes therein contained.

Witness my hand this 10th day of May, 2017.

KELSEY PITMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Kelsey Pitman
NOTARY PUBLIC
MY COMMISSION EXPIRES 9/22/20

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $221,000.00, 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 11th **day of May, 2017.**

My Commission Expires: 4-20-19

NOTARY PUBLIC

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

Map & Parcel No.: 164-07-0A-122.00

Name and address of new owner:
Send tax bills to:
Property Owner 1, LLC
A Delaware Limited Liability Company
P.O. Box 4090
Scottsdale, AZ 85261