WARRANTY DEED

Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow, Ste. 115
Memphis, TN 38120
17110081
To# 6325862

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of May, 2017.

Notary Public

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

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
Property Owner 2, LLC	New Owner	176 05 0B 197.00
(NAME)	(NAME)	
P. O. Box 4090		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Seventeen Thousand Five Hundred And No/100 Dollars ($217,500.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Clifton A. Simmons and wife, Michele L. Simmons**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Property Owner 2, LLC, a Delaware Limited Liability Company**, hereinafter called the Grantee, its successors and assigns, a 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. 34 on the Plan of Hickory Woods Estates, Phase 2, Section C, of record in Plat Book 9700, Page 952, Register's Office for said County, to which reference is made for a more particular description.

Being the same property conveyed to Clifton A. Simmons and wife, Michele L. Simmons by Warranty Deed from Holigan Family Investments, Inc. dated December 15, 1999 and recorded December 28, 1999 as Instrument No. 199912280307561, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5112 Brookstone Court, Antioch, TN 37013

File Number: MFR-172588SSO

BILL GARRETT, Davidson County
Trans:T20170042331 DEEDWARR
Recvd: 05/18/17 10:38 2 pgs
Fees:13.00 Taxes:804.75
20170518-0049325

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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 our hands this 12 day of May, 2017.

Clifton A. Simmons

Michele L. Simmons

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Clifton A. Simmons and wife, Michele L. Simmons, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12 of May, 2017.

Notary Public

My Commission Expires: 2-27-21

(SEAL)

SHEILA K. REBURN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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