THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** ~~**Record & Return To:**~~ **First Title & Escrow Co., Inc.** **FTEC File No. 33604-04-2017**	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Shelby The actual consideration or value, whichever is greater, for this transfer is: $196,000.00. Affiant Subscribed and sworn to before me this 26th 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 2, LLC P.O. Box 4090 Scottsdale, AZ 85261	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 149 06 0 185 00

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, **Gregory Karp and Claire A Karp**, husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Property Owner 2, LLC, a Delaware limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2617 Mountain Laurel Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow, Ste. 115
Memphis, TN 38120
17110123
TG# 63666100

BILL GARRETT, Davidson County
Trans:T20170046404 DEEDWARR
Recvd: 06/01/17 10:51 3 pgs
Fees:18.00 Taxes:725.20
20170601-0054407

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of May, 2017.

Gregory Karp

Claire A Karp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gregory Karp and Claire A Karp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of May, 2017.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public
My Commission Expires:

EXHIBIT "A"

Being Lot No. 8, Phase Six, Section Three, Oakwood, as shown by plat of record in Plat Book 7900, Page 627, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Gregory Karp, unmarried, and Claire A. Smith, unmarried as tenants in common with the right of survivorship by deed dated January 30, 2006 from David C. Moore and wife, Susan J. Moore, of record in Instrument No. 20060206-0014383, as re-recorded in Instrument No. 20060329-0035780, Register's Office for Davidson County, Tennessee. The parties are now married and Claire A. Smith is now known as Claire A. Karp.

This conveyance is made subject to:

1. State and County taxes for the year 2017 which have been prorated and assumed by Grantee. Map and Parcel No. 149 06 0 185 00.
2. Declaration of Covenants, Conditions and Restrictions for Oakwood of record in Book 7981, page 478, amended in Book 8038, page 838, corrected in Book 8313, page 17, supplemented in Book 8323, page 410, amended in Book 9237, page 1, amended in Book 9781, page 987 and Book 10650, page 785, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Oakwood Homeowners Association of record in Book 9781, page 991 and Book 10658, page 591, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 7900, page 627, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6269, page 197, Book 6298, page 582, Book 8175, page 765, Register's Office for Davidson County, Tennessee.
6. Easement for right-of-way of record in Book 4411, page 243, Register's Office for Davidson County, Tennessee.
7. Easement to American Telephone and Telegraph of record in Book 1207, page 529, Register's Office for Davidson County, Tennessee.
8. Easement for sanitary sewers and/or storm drainage of record in Book 6881. page 320, Register's Office for Davidson County, Tennessee.
9. Deed of Conveyance to Metro for water mains of record in Book 9698, page 214, Register's Office for Davidson County, Tennessee.
10. Deed of Conveyance to Metro for sewer mains of record in Book 9698, page 176, Register's Office for Davidson County, Tennessee.