BILL GARRETT, Davidson County
Trans:T20170047318 DEEDWARR
Recvd: 06/05/17 09:27 2 pgs
Fees:13.00 Taxes:851.00
20170605-0055606

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: E17-5472

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Shelby

The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of ~~May~~ June, 2017.

Notary Public
My Commission Expires: 4-20-19

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

Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow, Ste. 115
Memphis, TN 38120
17110126
TG#6373530

This instrument was prepared from information supplied by the parties. Midtown Title, LLC did not conduct an independent title examination or receive a survey. Midtown Title, LLC shall not be responsible for any matter that could have been resolved by a title examination or survey.

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Property Owner 2, LLC P.O. Box 4090 Scottsdale, AZ 85261	NEW OWNER	164070A 163.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Sian Sing and Dim N Khawl, husband and wife**, 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 Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being all of Lot No. 176, Section Two, Harvest Grove formerly "Tillman Property", as shown on plan of record in Instrument Number 20140529-0046065, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Sian Sing and Dim N. Khawl, husband and wife, by Warranty Deed of record at Instrument No. 20150602-0051210, dated 5/20/2015 and recorded 6/2/2015, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 1713 Porchrest Way, Antioch, TN 37013

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons

whomsoever. Whenever used, the singular number 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 31st day of May, 2017.

Sian Sing

Dim N Khawl

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Sian Sing and Dim N Khawl**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of May, 2017.

Notary Public
My Commission expires: 5/5/2020

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY