STATE OF Tennessee
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF June, 2017.

Notary Public
MY COMMISSION EXPIRES: 4-20-19
File No. G17-8264D

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

Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow, Ste. 115
Memphis, TN 38120
17110090
TG# 6333433

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Property Owner 2, LLC, (NAME)	New Owner (NAME)	176-1-B-51 CO
PO Box 4090 (STREET ADDRESS)	PO Box 4090 (STREET ADDRESS)	
Scottsdale, AZ 85261 (CITY) (STATE) (ZIP)	Scottsdale, AZ 85261 (CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20170048713 DEEDWARR
Recvd: 06/08/17 08:35 2 pgs
Fees: 13.00 Taxes: 746.29
20170608-0057301

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Darishia D. Harvey, unmarried**, 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:

Land in Davidson County, Tennessee, being Lot No. 221 on the plan of MAXWELL PLACE P.U.D., of record at Instrument No. 20050418-0042714 as corrected in Instrument No. 20050614-0067855, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Darishia D. Harvey, a married woman from Beazer Homes Corp., a Tennessee Corporation, by Deed dated March 23, 2007, as Instrument No. 20070327-0036661, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20060301-0023937, and in any allied instrument(s) referred to in said restrictions.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20050418-0042714 and as corrected in Instrument No. 20050614-0067855, Register's Office for Davidson County, Tennessee.
4. Notice of Acceptance of Public Infrastructure as to plat as recorded in Instrument No. 20131104-0114137, Register's Office for Davidson County, Tennessee.
5. Right of Way Agreement as recorded in Book 4063, page 299, Register's Office for Davidson County, Tennessee.
6. Stormwater Detention Agreement as recorded in Instrument No. 20050322-0030977, Register's Office for Davidson County, Tennessee.

7. Common Area conveyed to Homeowner's Association of record in Instrument No. 20060301-0023936, Register's Office for Davidson County, Tennessee.

8. Charter of Homeowner's Association of record in Instrument No. 20060309-0027699, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 171 Sophie Drive, Antioch, TN 37013.

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.

Witness my/our hand(s) this 2nd day of June, 2017.

Darishia D. Harvey

Darishia D. Harvey

June 2, 2017
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Darishia D. Harvey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of June, 2017.

My Commission Expires:_____

Notary Public

SUMNER COUNTY EXPIRES 8-21-18 STATE OF TENNESSEE NOTARY PUBLIC D. TODD SHOLAR

PREPARED BY ~~AND RETURN TO:~~

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066