BILL GARRETT, Davidson County
Trans:T20170063226 DEEDWARR
Recvd: 07/24/17 13:52 2 pgs
Fees:13.00 Taxes:691.90
20170724-0074597

This Instrument Prepared by:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
**Realty Title & Escrow**
6525 Quail Hollow, Suite 115
Memphis, TN 38120
17110242
TG#6447862
TRibeca#232093

STATE OF TENNESSEE
COUNTY OF SHELBY

The actual consideration or value, whichever is greater is $187,000.00.

Affiant

Subscribed and sworn before me this the 17th day of July, 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 of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Property Owner 2, LLC<br>P.O. Box 4090<br>Scottdale, AZ 85261 | Property Owner 2, LLC<br>P.O. Box 4090<br>Scottdale, AZ 85261 | 175-06-0A 136.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, AHN DEVELOP NASHVILLE, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Property Owner 2, LLC, a Delaware Limited Liability Company, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being all of Lot No. 92 (Ninety Two) on the plan of Final Plat, Phase I, Section II, The Preserve at Old Hickory, "Cluster Lot Subdivision", according to plat and survey appearing of record in Instrument Number 20061031-0135248, 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 AHN Develop Nashville, LLC, by Quitclaim deed from Bobby C. Draper, Jr. and Barry Edward Draper, of record in Instrument No. 20170605-0055677, in Register's Office of Davidson County, recorded on June 05, 2017.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5185 Preserve Blvd, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.



RH

Witness my hand this the 14th day of July, 2017.

AHN Develop Nashville, LLC

By: Kim Hawkins Authorized Representative
Kim Hawkins, Authorized Representative

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kim Hawkins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Authorized Representative of the within named bargainor, a Limited Liability Company, and that she, as such Authorized Representative, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by the said Kim Hawkins as such Authorized Representative.

Witness my hand and official seal this 14th day of July, 2017.

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY