Prepared by ~~& Return to:~~
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0562-17

Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow, Ste. 115
Memphis, TN 38120
17110247
TG#6450408
Tribeca#232438

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS ~~20th~~ 21st day of July, 2017

Notary Public
My Commission Expires: 4-20-19

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

Address of New Owner	Send Tax Bills To:	
Property Owner 2, LLC P.O. Box 4090 Scottsdale, AZ 85261	Property Owner 2, LLC P.O. Box 4090 Scottsdale, AZ 85261 (480) 588-6121	Map/parcel: 149-02-0-108 Account:

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE

Kathryn R. Schroder, a married woman

HEREINAFTER REFERRED TO AS THE GRANTOR(S), 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(S), its HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

LAND lying in Davidson County, Tennessee and being more particularly described as follows, to wit:

Being ~~all of~~ Lot No. 12 on the Plan of Oakwood Subdivision, Phase Three, Section One of record in Plat Book 7900, page 268 in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kathryn S. Bond by Quitclaim Deed from Bryce J. Bond dated August 6, 2015 and appearing of record in Instrument Number 20150818-0083126 in the Register's Office for Davidson County, Tennessee. The said Kathryn S. Bond, having since divorced and remarried is now known as Kathryn R. Schroder.

BILL GARRETT, Davidson County
Trans:T20170063226 DEEDWARR
Recvd: 07/24/17 13:53 2 pgs
Fees:13.00 Taxes:804.01
20170724-0074599

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

Wesley C. Hall, II., husband of Kathryn R. Schroder, joins in the execution of this instrument to convey his marital interests, if any, in subject property.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2204 Oak Barrel Lane 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 GRANTEE(S), her heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20th day of July, 2017

Kathryn R. Schroder

Wesley C. Hall, II

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Kathryn R.Schroder and Wesley C. Hall, II., 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 (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 20th day of July, 2017

annemarie Cain

Notary Public

My Commission Expires:
2-20-18

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY