NEW OWNER:

Property Owner 2, LLC
PO Box 4090
Scottsdale, AZ 85261

SEND TAX BILLS TO:

New Owner

Parcel 150-16-0-A-059.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0436 FR

Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow, Ste. 115
Memphis, TN 38120
17110274
TG#04464309
Tribeca#233158

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans: T20170065398 DEEDWARR
Recvd: 07/31/17 12:10 3 pgs
Fees: 18.00 Taxes: 758.13
20170731-0077339

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Four Thousand Nine Hundred and 00/100 Dollars** (**$204,900.00**) cash in hand paid, the receipt of which is hereby acknowledged, **ROBERT S. HAVENER, IV AND ANGELA D. HAVENER, husband and wife** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **PROPERTY OWNER 2, LLC, a Delaware Limited Liability Company** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 42 on the Final Plat of Windhaven Shores, Section Two of record in Instrument No. 20031210-0176853, Register's Office for said County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Robert S. Havener, IV and Angela D. Havener, husband and wife by Warranty Deed from Tim Dawson and Latisha Dawson, husband and wife of record in Instrument No. 20150512-0043400, Register's Office for Davidson County, Tennessee, dated March 21, 2015 and recorded on May 12, 2015.

Being improved property known as 2809 Windcrest Trail, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 21 day of **July, 2017**.

ROBERT S. HAVENER, IV

ANGELA D. HAVENER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ROBERT S. HAVENER, IV AND ANGELA D. HAVENER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21 day of **July, 2017**.

NOTARY PUBLIC

My commission expires: 9.20.20

SILVIA GRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **204,900.00** .

AFFIANT

Sworn to and subscribed to before me this 21st day of **July, 2017**.

NOTARY PUBLIC

My commission expires: 11/17/19

Kellie L Parsons
State of Tennessee Notary Public
Rutherford County
My Commission Expires November 17, 2019

Return to:

Realty Title & Escrow 6525 Quail Hollow, Suite 115 Memphis, TN 38120 17110274 / 6464309