This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 161100A04000CO

From Information Furnished by the Parties.

NAME & ADDRESS OF NEW OWNER:
Property Owner 3, LLC
P.O. Box 4090
Scottsdale, AZ 85261

SEND TAX BILLS TO:
Property Owner 3, LLC
P.O. Box 4090
Scottsdale, AZ 85261

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **KALEB RYAN PITTS, married** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **PROPERTY OWNER 3, LLC, a Delaware limited liability company** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

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

BEING all of Lot No. 59, on the Plan of Phase One, Villages of Brentwood, as shown by plat appearing of record in Plat Book 5200, page 613, 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 Kaleb Ryan Pitts, a single man, by Quitclaim Deed from Christopher Paul Pitts and wife, Sheila Lillard Pitts, dated September 8, 2014, appearing of record in Instrument No. 20140909-0082646, of the Register's Office of Davidson County, Tennessee.

Katelyn Mae Pitts, spouse of Grantor, joins in execution of this instrument for the purpose of conveying her marital interest, if any, in subject property

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 5340 Village Way, Nashville, TN, 37211.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their is lawfully seized and possessed of said parcel of real estate, and that his/her/their has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2017 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20170075697 DEEDWARR
Recvd: 08/30/17 10:48 2 pgs
Fees:13.00 Taxes:860.25
20170830-0089161

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 4 day of August, 2017.

Kaleb Ryan Pitts

Katelyn Mae Pitts

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kaleb Ryan Pitts and Katelyn Mae Pitts, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 4 day of August, 2017.

NOTARY PUBLIC

My Commission Expires: 5-15-21

KAYLA L HARRINGTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $232,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 15th day of August, 2017.

NOTARY PUBLIC

LINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. SEPT. 16, 2018

My Commission Expires: Sept. 16, 2018

REALTY TITLE & ESCROW CO.
6525 Quail Hollow Ste. 115
Memphis, TN 38120
17-11034 / TRIBECA 234133

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