This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

BILL GARRETT, Davidson County
Trans:T20170075702 DEEDWARR
Recvd: 08/30/17 10:52 2 pgs
Fees:13.00 Taxes:747.40
20170830-0089164

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $ 202,000.00

Affiant Signature

Subscribed and sworn to before me on this the 16th day of August, 2017

Notary Public

My Commission expires 10/7/19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

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

SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 137130A01600CO

WARRANTY DEED

17NT00350

Effective the 16th day of August, 2017 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

WILLIAM B. PIAZZA, UNMARRIED

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

PROPERTY OWNER 3, LLC, a Delaware limited liability company

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

BEING LOT NO. 16 ON THE PLAN OF PENINSULA POINT, PHASE THREE, SECTION THREE, OF RECORD IN BOOK 11700, PAGE 32, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM B. PIAZZA, UNMARRIED BY QUIT CLAIM DEED FROM WILLIAM B. PIAZZA, UNMARRIED AND RODNEY FOWLER, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP AS RECORDED____ AS INSTRUMENT NO. *. *20170830-0089163

BEING THE SAME PROPERTY CONVEYED TO WILLIAM B. PIAZZA, UNMARRIED AND RODNEY FOWLER, AS TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM \WILLIAM T. PIAZZA, UNMARRIED AS RECORDED 10-12-05 AS INSTRUMENT NO. 20051012-0123143.

This is improved property commonly known as 608 Waterford Ct., 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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Witness our hands this the 16th day of August, 2017.

William B. Piazza

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, William B. Piazza, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 16th day of August, 2017.

Notary Public

My commission expires: 3/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return To:
RealtyTitle & Escrow
6525 Quail Hollow, Suite 115
Memphis, TN 38120
1711036J
Tribeca 234455