Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Return to:
Realty Title & Escrow
6525 Quail Hollow, Ste. 115
Memphis, TN 38120

BILL GARRETT, Davidson County
Trans:T20170075706 DEEDWARR
Recvd: 08/30/17 10:59 2 pgs
Fees:13.00 Taxes:808.45
20170830-0089176

File #17-1285

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Patrice J. Galaway, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Property Owner 3, LLC, a Delaware Limited Liability Company, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 52 on the plan of Section Four, Chesney Glen of record in Book 9700, Page 844, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Patrice J. Galaway by Quitclaim Deed from E. Michael Galaway, dated September 9, 2010 of record in Instrument No. 20100929-0077451, Register's Office, Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3544 Glenfalls Drive, Hermitage, TN 37076.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

WITNESS THE EXECUTION HEREOF this 7th day of August, 2017.

Patrice J. Galaway

State of Texas)
County of Taylor)

On this 7th day of August, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Patrice J. Galaway and , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Sally Frierson
Notary Public

My Commission Expires: 7-26-2020

SALLY FRIERSON
Notary Public, State of Texas
NOTARY ID # 12500066-6
My Commission Exp 07-26-20

State of Tennessee)
County of ~~Davidson~~ Shelby)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 218,500.00.

Affiant

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

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

Notary Public

My Commission Expires: Sept. 16, 2018

REALTY TITLE & ESCROW CO.
6525 Quail Hollow Ste. 115
Memphis, TN 38120
17110355
Tribeca 2346L2

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Property Owner 3, LLC P.O. Box 4090 Scottsdale, AZ 85261	SAME	087-01-0A-125.00CO