BILL GARRETT, Davidson County
Trans:T20170077498 DEEDWARR
Recvd: 09/05/17 12:30 2 pgs
Fees:13.00 Taxes:873.20
20170905-0091061

Prepared By:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

File Number: 1707330

Return To:
Realty Title & Escrow
6525 Quail Hollow, Suite 115
Memphis, TN 38120
RT: T1110315
TG: U2487452
Tribeca No: 234138

State of Tennessee
County of Shelby
The actual consideration or value, whichever is greater, for this transfer is $236,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of August, 2017.

Notary Public
My Commission Expires: 4-20-19

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

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Property Owner 3, LLC	Property Owner 3, LLC	086030A01200
P.O. Box 4090	P.O. Box 4090	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jarel D. Jackson, married, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Property Owner 3, LLC, a Delaware Limited Liability Company, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot 12, Summit Run, Phase One, as shown on plat of record in Plat Book 9700, Page 334, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jarel D. Jackson, by Warranty Deed, from Martinus Lejuan Corder and Ambra G. Corder, husband and wife, dated May 14, 2010, of record in Instrument No. 20100526-0040568, Register's Office for Davidson County, Tennessee.

Harriet S. Jackson, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is __X__improved ___unimproved property known as 132 Summit Run Place, Hermitage, TN 37076.

PREPARER OF THIS INSTRUMENT HAS PERFORMED NO TITLE UNDERWRITING REVIEW AND MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 my hand this 15th day of August, 2017.

Jarel D. Jackson

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jarel D. Jackson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 15th day of August, 2017.

Notary Public at Large
My Commission Expires: 4/18/21

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WITNESS my hand this 15th day of August, 2017.

Harriet S. Jackson

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Harriet S. Jackson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 15th day of August, 2017.

Notary Public at Large
My Commission Expires: 4/18/21

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY