RETURN TO Realty Title 6525 N. Quail Hollow Rd #115 Memphis, TN 38120 (901) 280-4056 FILE NO. FH10375 TG: 05088160 Imibica No: 834871	State of Tennessee County of ~~Sumner~~ Shelby THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th 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

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS **PROPERTY OWNER 3, LLC, A LIMITED LIABILITY COMPANY**	SEND TAX BILLS TO: New Owner	MAP/PARCEL 164 08 0B 099.00
(NAME) P.O. BOX 4090	(NAME)	
(ADDRESS) SCOTTSDALE, AZ 85261	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170077589 DEEDWARR
Recvd: 09/05/17 14:21 2 pgs
Fees:13.00 Taxes:740.00
20170905-0091173

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, WESLEY R. HAMILTON AND JESSICA HAMILTON, HUSBAND AND WIFE, HEREINAFTER CALLED 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. 80, ON THE PLAN OF LAKE WALK, SECTION THREE, AS THE SAME APPEARS OF RECORD IN INSTRUMENT NO. 20060124-0009100, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WESLEY R. HAMILTON, A MARRIED PERSON, BY WARRANTY DEED FROM GREENVALE CONSTRUCTIION, LLC, DATED APRIL 16, 2010 AND RECORDEDON APRIL 27, 2010, IN INSTRUMENT NO. 20100427-0031787, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20050127-0010145; HOMEOWNER'S ASSOCIATION CHARTER OF RECORD IN INSTRUMENT NO. 20050125-0009336; BY-LAWS IN INSTRUMENT NO. 20050128-0010524; QUITCLAIM DEED OF COMMON AREA OF RECORD IN INSTRUMENT NO. 20060907-0110530; ANY AND ALL MATTERS PER PLAT OF RECORD IN INSTRUMENT NO. 20060124-0009100, ALL OF SAID REGISTER'S OFFICE.

This is improved property, known as 4905 RIPPLE COVE, ANTIOCH, TN 37015.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are

lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 18th day of Aug., 2017.

Wesley R. Hamilton
WESLEY R. HAMILTON

Jessica M. Hamilton
JESSICA HAMILTON

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, WESLEY R. HAMILTON AND JESSICA HAMILTON with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained .

DONE at offices in Hendersonville, Tennessee, on this the 18th day of Aug, 2017.

NOTARY PUBLIC
My commission expires: 5-20-20

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY