BILL GARRETT, Davidson County
Trans:T20170077591 DEEDWARR
Recvd: 09/05/17 14:23 2 pgs
Fees:13.00 Taxes:795.50
20170905-0091176

RECORD ~~AND RETURN TO:~~
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179180

WARRANTY DEED

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. 110405

TCT: 20151888
Tribeca No: 288599

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Marvette Marlen
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st 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:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Property Owner 3, LLC P.O. Box 4090 Scottsdale, AZ 85261	Property Owner 3, LLC P.O. Box 4090 Scottsdale, AZ 85261	164 13 0 215.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifteen Thousand and 00/100 Dollars ($215,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARVETTE DENSON, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **PROPERTY OWNER 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 311 on the Plan of Asheford Crossing, Section Five, of record in Instrument No. 20000804-0077801, 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 Marvette Denson, an unmarried woman, by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, dated 4/25/2002, recorded 5/3/2002, of record in Instrument #20020503-0054614, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 3514 Longhaven Crossing, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

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

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

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

WITNESS MY/OUR HANDS, this the 21st day of August, 2017.

MARVETTE DENSON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

Personally appeared before me, a Notary Public, Marvette Denson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 21st day of August, 2017.



Notary Public

Jennifer Gentry
Printed Notary Name

My commission expires: 6/9/2020