NEW OWNER:
PROPERTY OWNER 3, LLC
P.O. BOX 4090
SCOTTSDALE, AZ 85261

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 17-1311

Map & Parcel
164100A034.00

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 290-4055
FILE NO. 17102401e
TG: 05153823
Tribeca No: 234905

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans: T20170077595 DEEDWARR
Recvd: 09/05/17 14:24 3 pgs
Fees: 18.00 Taxes: 784.40
20170905-0091178

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Twelve Thousand and 00/100 Dollars ($212,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GAD FRIEDMAN, married** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **PROPERTY OWNER 3, LLC, a Delaware Limited Liability Company,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee and being known and designated as all of Lot No. 34 of Village One of Summerfield, as shown on the plat of the same of record in Instrument No. 20000211-001470, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Gad Friedman, married, as his sole and separate property by Warranty Deed from Roderick C. Parker and wife, Monica A. Parker, dated May 12, 2017, and of record in Instrument No. 20170519-0049937, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of 212 STONEDALE WAY , ANTIOCH, TN 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20000211001470, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 22nd day of August, 2017.

GAD FRIEDMAN

STATE OF CALIFORNIA

COUNTY OF SANTA CLARA

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **GAD FRIEDMAN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of August, 2017.

NOTARY PUBLIC

My commission expires: MARCH 9, 2019

M. SCOGLIO
Commission No. 2102594
NOTARY PUBLIC-CALIFORNIA
SANTA CLARA COUNTY
My Comm. Expires MARCH 9, 2019

****

The actual consideration or value, whichever is greater, for this transfer is **$212,000.00.**

AFFIANT

Sworn to and subscribed to before me this 22nd day of August, 2017.

NOTARY PUBLIC

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

My commission expires: 4-20-19