RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. 17102489
TG: 0528158
Tribeca No: 235162

This instrument prepared by ~~& return to:~~ Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 24th day of August, 2017, by and between Desiree T. Holt-Carpenter and husband, Steven L Carpenter, Jr., party of the first part, and Property Owner 3, LLC, a Delaware Limited Liability Company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee being all of Lot No. 32, on the Final Plat, Mt. View Subdivision, Section One, as shown by plat appearing of record in Plat Book 11700, Page 36, as amended by Instrument to Amend Final Subdivision Plat of record in Instrument No. 20010207-0012283, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being all or part of the same property conveyed to Desiree T. Holt-Carpenter and Steven L. Carpenter, Jr. by virtue of that certain Warranty Deed dated July 11, 2007, and being of record at Instrument No. 20070801-0091157 in the Register's Office of Davidson County, Tennessee.

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(S), its heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and subject to restrictions of record in Instrument Number 20020108-0002714 and Instrument Number 20020122-0008596, said Register's Office.; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), its heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

BILL GARRETT, Davidson County
Trans: T20170077597 DEEDWARR
Recvd: 09/05/17 14:25 2 pgs
Fees: 13.00 Taxes: 784.40
20170905-0091179

WITNESS the signature of the party of the first part the day and year first above written.

Desiree T. Holt-Carpenter

Steven L Carpenter, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Desiree T. Holt-Carpenter and Steven L Carpenter, Jr., with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23 day of August, 2017.

Notary Public

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/10/18

Property Owner & Address:	Property Owner 3, LLC, a Delaware Limited Liability Company P. O. Box 4090 Scottsdale, AZ 85261
Tax Parcel No	150120C03200CO
Property Address:	605 Homey Ct. Antioch, TN 37013
MAIL TAX BILLS TO:	Owner at Owner's Address

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Shelby

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $212,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 24th day of August, 2017.

Notary Public

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

My Commission Expires: 4-20-19