| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE |
|---|---|
| Bankers Title & Escrow Corp.<br>5107 Maryland Way, Ste. 115<br>Brentwood, TN 37027<br>P17-8657-BW<br>**RETURN TO**<br>Realty Title<br>8525 N. Quail Hollow Rd #115<br>Memphis, TN 38120<br>(901) 260-4055<br>**FILE NO.** T1105168<br>TG: 0505360<br>Tribeca No: 2341636 | COUNTY OF Shelby<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 216,000.00.<br>Tracey Martin<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August, 2017.<br>Notary Public<br>MY COMMISSION EXPIRES: 4-20-19<br>(AFFIX SEAL) |

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

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Property Owner 3, LLC | Property Owner 3, LLC | |
| PO Box 4090 | PO Box 4090 | 15002046000 |
| Scottsdale, AZ 85261 | Scottsdale, AZ 85261 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, WE, **Fredrick Bowden and wife, Tracey Bowden**

HEREINAFTER CALLED THE 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, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 17, on the plan of Percy Priest Meadow's Addition, Section I, of record in Plat Book 6900, Page 513, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Fredrick Bowden and wife Tracey Bowden by Warranty Deed of record in Book 11378 Page 370, dated 3/5/1999 and recorded 3/10/1999, in the Register's Office of Davidson, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3049 Brantley Drive, Antioch, TN 37013.**

BILL GARRETT, Davidson County
Trans: T20170077604 DEEDWARR
Recvd: 09/05/17 14:28 2 pgs
Fees: 13.00 Taxes: 799.20
20170905-0091183

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 and assigns forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 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 our hands this the 25th day of August, 2017.

Fredrick Bowden
Fredrick Bowden

Tracey Bowden
Tracey Bowden

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Fredrick Bowden** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 25th day of August, 2017.

My Commission expires: 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tracey Bowden** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of August, 2017.

My Commission expires: 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public