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: 17-1405

Map & Parcel
164070A100.00CO

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. 17110434
TG: 452 3209
Tribeca No: 835303

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans: T20170077606 DEEDWARR
Recvd: 09/05/17 14:29 3 pgs
Fees: 18.00 Taxes: 862.10
20170905-0091187

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Thirty-Three Thousand and 00/100 Dollars ($233,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BASEM SALIB and LENDA SALIB, husband and wife,** ("Grantor") have 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, being Lot No. 308 on the Final Plat of Harvest Grove, Section One, (formerly Tillman), a Planned Unit Development, as of record in Instrument No. 20060726-0090037, amended in Instrument No. 20061116-0142300, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and legal description thereof.

Being the same property conveyed to BASEM SALIB and LENDA SALIB, husband and wife, by Warranty Deed from Citizens Homes, Inc., a Delaware Corporation, dated July 24, 2013 and filed of record in Instrument No. 20130802-0080931, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **104 GROVEDALE TRACE, 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. 20060726-0090037, as amended in Instrument No. 20061116-0142300, 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 OUR SIGNATURE hereto this 28th day of August, 2017.

Basem Salib
BASEM SALIB

LENDA SALIB

STATE OF TENNESSEE

COUNTY OF WILSON

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

WITNESS my hand and official seal at office this 28th day of August, 2017.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$233,000.00.**

AFFIANT

Sworn to and subscribed to before me this 28th 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

RETURN TO:
REALTY TITLE & ESCROW
6525 QUAIL HOLLOW, STE. 115
MEMPHIS, TN 38120
RT NO. 17110434/6523269
TRIBECA NO. 235303