STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS ~~GREATER~~, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF August, 2017.

Notary Public
MY COMMISSION EXPIRES: 01/04/2020
File No. G17-9281D

ETHAN A. BAILEY, JR. NOTARY PUBLIC EXP. 01/04/2020 DEKALB COUNTY, GEORGIA

BILL GARRETT, Davidson County
Trans:T20170077961 DEEDWARR
Recvd: 09/06/17 11:20 2 pgs
Fees:13.00 Taxes:777.00
20170906-0091575

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
	New Owner	
Property Owner 3, LLC, a Delaware limited liability company (NAME)	SPLIT (NAME)	151-9-B-82 CO
P.O. Box 4090 ~~5057 Smith Springs Parkway~~ (STREET ADDRESS)	(STREET ADDRESS)	
Scottsdale, AZ 85261 ~~Antioch, TN 37013~~ (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Vanessa B. Tate and Jason D. Tate, wife and husband**, 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:

Land in Davidson County, Tennessee, being Lot No. 79 on the plan of PHASE 2, LAKESIDE COVE AT PERCY PRIEST, as shown by plat of record in Instrument # 20051102-0132676, in the 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 Vanessa B. Tate and husband, Jason D. Tate from Centex Homes, a Nevada General Partnership, by Warranty Deed dated April 19, 2006, as Instrument No. 20060424-0046500, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument # 200411050133677, and in any allied instrument(s) referred to in said restrictions.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument # 200511020132676, Register's Office for Davidson County, Tennessee.

4. Certificate of Correction as recorded in Instrument # 200604240046702, 200604240046703, and 200604240046706, Register's Office for Davidson County, Tennessee.
5. Subject to Master Deed and By-Laws of record in Instrument No. 20041105-0133677, Register's Office for Davidson County, Tennessee.
6. Common Area conveyed to Homeowner's Association of record in Instrument # 201002190012873, Register's Office for Davidson County, Tennessee.
7. Transmission Line Easement as recorded in Book 2336, Page 614, Register's Office for Davidson County, Tennessee.
8. TVA Easement as recorded in Book 4428, page 571, Register's Office for Davidson County, Tennessee.
9. Easement for Water Mains and appurtenances as recorded in Book 8175, page 783, Register's Office for Davidson County, Tennessee.
10. Easement for sanitary sewers/storm drainage as recorded in Instrument # 200202120018699, Register's Office for Davidson County, Tennessee.
11. Storm water Detention Agreement as recorded in Instrument # 200504190043678, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5057 Smith Springs Parkway, Antioch, TN 37013.

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. Whenever 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 my/our hand(s) this 11th day of August, 2017.

Vanessa B. Tate — August 11, 2017 Date

Jason D. Tate — August 11, 2017 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Vanessa B. Tate and Jason D. Tate, wife and husband, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of August, 2017.

My Commission Expires: 1/4/2020

Notary Public

ETHAN A. BAILEY JR. NOTARY PUBLIC PEACH COUNTY, GEORGIA EXP. 01/04/2020

PREPARED BY ~~AND RETURN TO:~~

Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow Ste. 115
Memphis, TN 38120
17110364
Tribeca 231602

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066