WARRANTY DEED

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 280-4055
FILE NO. 0110345
TG: 04984433
Tribeca No: 234522

State of Tennessee
County of Shelby
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September 2017

Notary Public

MY COMMISSION EXPIRES: May 1, 2021

(AFFIX SEAL)

SARAH CATHERINE A. WRIGHT NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney at Law, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Property Owner 3, LLC	Property Owner 3, LLC	Map 176-05-0-B-105.00
(NAME)	(NAME)	
P.O. Box 4090	P.O. Box 4090	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Margo P. Stuart, unmarried,** hereinafter called the GRANTOR, 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 Number 200 on the Plan of Hickory Woods Estates, Section C, of record in Plat Book 6900, page 885 thru 887, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Margo P. Stuart, unmarried, by deed dated May 24, 2002 from Kelly Ann Mitchell, unmarried, as shown of record in Instrument No. 20020528-0064242, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration for Covenants and Restrictions of record in Book 7823, page 857; Book 9616, page 470; Book 9616, page 44; Book 9764, page 44; Book 9678, page 187; and Book 11180, page 802; By-Laws of record in Book 7932, page 648; amended By-Laws by Instrument #200012070120450; Instrument #200106140062710; Rules and Regulations by Instrument #200106140062709; Instrument #200110150111957; and Instrument #200310100150800; HOA Charter of record in Book 7857, page 87; Book 787, page 67; Book 9680, page 319; a Boundary plat of record in Book 6900; page 884; a Quitclaim Deed to HOA for open space in Book 9786, page 923; a transmission line easement of record in Book 9632, page 973; sanitary sewer easements of record in Book 9790, page 311; Book 8169, page 564; and Book 8169, page 571; waterline easements of record in Book 8169, page 579 and Book 8169, page 588; a gas line easement of record in Book 5897, page 209; and an easement to TVA of record in Plat Book 6900, page 885-887, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any any all existing easements and restrictive covenants of record.

unimproved ☐

This is improved ☑ property, known as 5033 Singing Hills Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Bill Garrett Davidson County
Batch# 519 **DEEDWARR**
09/13/2017 10:49:47 AM 2 pgs
Fees: $13.00 Taxes: $721.13

20170913-0093523

Witness my hand this the 7 day of Sept, 2017.

Margo P. Stuart

Margo P. Stuart

STATE OF NEW YORK

COUNTY OF Chautauqua

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

Witness my hand and official seal at office this the 7th day of September, 2017.

Notary Public

My commission expires: MARYANN DEPASQUALE NOTARY PUBLIC STATE OF NEW YORK CHAUTAUQUA LIC. #01DE6360140 COMM. EXP. 6/12/2021

File No.: 15166