Bill Garrett Davidson County
Batch# 520 DEEDWARR
09/13/2017 10:51:23 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20170913-0093524

RECORD ~~AND RETURN TO~~:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW170420

WARRANTY DEED

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. TW170420

TG: U498280
Jurdica No: 834131

SARAH KATHERINE ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Mally Martin
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September, 2017.

NOTARY PUBLIC

My commission expires: May 1, 2021

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Property Owner 3, LLC, a Delaware limited liability company P.O. Box 4090 Scottsdale, AZ 85261	Property Owner 3, LLC, a Delaware limited liability company P.O. Box 4090 Scottsdale, AZ 85261	086 03 0A 031.00CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Thousand and 00/100 Dollars ($240,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MICHAEL WAYNE HICKMAN AND WIFE, EMILY J. HICKMAN**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **PROPERTY OWNER 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Summit Run, Phase Two, of record in Book 9700, page 660, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael Wayne Hickman and wife, Emily J. Hickman, by Warranty Deed from Prudential Relocation, Inc., dated 4/29/2005, recorded 5/5/2005, of record in Instrument #20050505-0050632, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 208 Chandlers Pass Court, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 8th day of September, 2017.

MICHAEL WAYNE HICKMAN

EMILY J. HICKMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Michael Wayne Hickman and wife, Emily J. Hickman, 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 seal, this the 8th day of September, 2017.



Notary Public

Printed Notary Name

My commission expires: 12-4-18