Bill Garrett Davidson County
Batch# 524 DEEDWARR
09/13/2017 10:54:35 AM 2 pgs
Fees: $13.00 Taxes: $647.50
20170913-0093529

WARRANTY DEED

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. 17-3821B

TG: 4504593
Mrubeca No: 2347465

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $175,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 7TH DAY OF SEPTEMBER, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES May 1, 2021

STATE OF TENNESSEE NOTARY PUBLIC SARAH KATHERINE WRIGHT COUNTY OF SHELBY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3821B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Property Owner 3 LLC	Property Owner 3, LLC	149-01-0B-082.00-CO
P.O. Box 4090	P.O. Box 4090	
Scottsdale, AZ 85261 (480) 588-6121	Scottsdale, AZ 85261 (480) 588-6121	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

DEVITA A. MCGEE-PRYOR AND HUSBAND, MICHAEL R. PRYOR

HEREINAFTER CALLED THE GRANTOR(S), 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 GRANTEE(S), 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. 257 on the Plan of Piccadilly Square, Phase 3, of record in Plat Book 6250, Page 892, 893, and 894, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Devita A. McGee-Pryor and husband, Michael R. Pryor by Warranty deed from Juliet Mrubi, unmarried of record in Instrument No. 20050511-0053139 Register's Office for Davidson County, Tennessee, dated May 06, 2005 and recorded on May 11, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 4708 Billingsgate Road, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 7th day of September, 2017.

Devita A. McGee-Pryor

Michael R. Pryor

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally, appeared before me, a Notary Public of said County and State, DEVITA A. MCGEE-PRYOR AND MICHAEL R. PRYOR, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 17-3821B

RECORD & RETURN TO:

Realty Title & Escrow

6525 Quail Hollow, Suite 115

Memphis, TN 38120