RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. 1110431
TG: 05233261

Tribeca
No. 235471

WARRANTY DEED

Bill Garrett
Batch# 6007
09/29/2017 12:59:15 PM
Fees: $13.00 Taxes: $999.00

Davidson County
DEEDWARR
2 pgs

20170929-0099898

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $270,000.00.

Affiant

Subscribed and sworn to before me this 13 day of September, 2017

Notary Public
My Commission expires: 2/14/2020
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Property Owner 3, LLC, a Delaware Limited Liability Company.	New Owner	181-03-0A-040.00-CO
P.O. Box 4090	P.O. Box 4090	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Pamela L. Blankenship, unmarried** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Property Owner 3, LLC, a Delaware Limited Liability Company** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Section One, Indian Creek Estates of record in Plat Book 9700, Page 556 and Page 557, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Pamela L. Blankenship by Deed from Ron Sokol **of record at Instrument No.** 20140807-0085[illegible] **Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $1,869.78 for county and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 181-3-A-40.00 CO.
- Subject to all matters as shown on the Plan of record in Plat Book 9700, page 556, and page 557 Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument No., 201608009-0082902, Instrument No. 20140403-0027632, Instrument No. 20070606-0067791, Register's Office for Davidson County, Tennessee.

This is improved property known as: **6553 Broken Bow Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 13, 2017.

Pamela L. Blankenship
Pamela L. Blankenship

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Pamela L. Blankenship** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 13, 2017

My commission ~~expires~~ 10/14/2020

Notary Public

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY