RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. 1110435 TG: 1593870
Jubeca no: 230120

WARRANTY DEED

Bill Garrett Davidson County
Batch# 6013 DEEDWARR
09/29/2017 01:11:16 PM 2 pgs
Fees: $13.00 Taxes: $758.50

2017-766

20170929-0099907

State of Tennessee
County of ~~Williamson~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th day of September, 2017.

(Affix Seal) Notary Public
My Commission Expires: Sept. 16, 2018

LINDA A GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. SEPT. 16, 2018

THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURN TO:~~
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Property Owner 3, LLC P. O. Box 4090 Scottsdale, AZ 85261	Property Owner 3, LLC P. O. Box 4090 Scottsdale, AZ 85261	164130 176.00

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 consideration, the receipt of which is hereby acknowledged, I/we, **Debbi F. Howard**, 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, that certain tract or parcel of land in Wilson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 5721 Murphywood Crossing, Town of Antioch, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No. 173 on the Plan of Asheford Crossing, Section Three, a Planned Unit Development, as of record in Book 9700, page 545, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Debbi F. Howard by Warranty Deed in Book 11533, page 254, dated June 3, 1999 and recorded June 17, 1999, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 5721 Murphywood Crossing, 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 15th day of September, 2017

Debbi F. Howard

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Debbi F. Howard, the bargainor(s), 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, this 15th day of September, 2017.

Notary Public
My Commission Expires: 6-30-2019

