Bill Garrett Davidson County
Batch# 6013 DEEDWARR
09/29/2017 01:11:16 PM 2 pgs
Fees: $13.00 Taxes: $751.10

20170929-0099908

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. 17110529
TG: 05628024
Tribeca No: 237397

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Shelby
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 203,000.00.
Affiant
SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 15th DAY OF September2017
Notary Public
MY COMMISSION EXPIRES: Sept. 16, 2018
(Affix Seal)

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

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Property Owner 3 LLC	Property Owner 3 LLC	062-02-0A-318.00 CO
P. O. Box 4090	P.O. Box 4090	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ***Christopher* Biller and wife, Michelle Helen Biller, f/n/a Michelle Krabbe** *Allen
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER 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:

Land in Davidson County, Tennessee, being Lot NO. 283 on the plan of River Trace Estates, Phase 2, Section 6, of record in Instrument No. 200106050058138, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Christopher A Biller, an unmarried man and Michelle Krabbe, an unmarried woman by Warranty Deed from Daniel Moore and wife Rachel T Moore dated 5/7/15 and filed for record on 5/15/15 of record in Book 201505150044848, said Register's Office for said County.

This conveyance is subject to: Current years taxes which have been prorated and assumed by the Grantee(s); All restrictions of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This is: Unimproved ( )
Improved (x) Property, known as **3240 Cain Harbor Drive, Nashville, TN 37214**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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.

Witness our hands this 15th day of September, 2017.

Witness our hands this 15th day of September, 2017.

Christopher A Biller

Michelle Helen Biller
f/n/a Michelle Krabbe

K S
~~STATE OF TENNESSEE~~ Pennsylvania
~~COUNTY OF Sumner~~ Cambria

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christopher A Biller and Michelle Helen Biller f/n/a Michelle Krabbe** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of September, 2017.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Karen Marie Sibis, Notary Public
Cresson Twp., Cambria County
My Commission Expires Oct. 17, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Commission Expires:

Karen Marie Sibis
Notary Public

~~STATE OF TENNESSEE~~
COUNTY OF Davidson

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

On this the _____ day of _____, _____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, on this the _____ day of _____, _____.

My commission expires:_____

_____
Notary Public