WARRANTY DEED

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. 17110450
TG: 6530840
Tribeca No: 235711

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Shelby

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$181,100.00.**

Affiant

Subscribed and sworn to before me this 27th day of September, 2017

Notary Public
My Commission expires: 9-16-18
(Affix Seal)

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

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	Property Owner 3, LLC	165090A04000CO
PO Box 4090	PO 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, **Steven Nicholson and wife, Rebecca Nicholson,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Property Owner 3, LLC, a Delaware limited liability company**, its successors 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. 18 on the Plan of Lakewood Village, Section Two, of record as Instrument Number 20000215-0015148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Steven Nicholson and wife, Rebecca Nicholson from David D. Demanette, Jr. and Kristi R. Demanette, husband and wife, by Warranty Deed on April 28, 2010, of record in Instrument Number 20100512-0036431, 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 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Instrument Number 20000215-0015148, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 10753, Page 41, as amended in Book 11421, Page 342; Book 11425, Page 410 and Book 11512, Page 714, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1848 Lakewood Village 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.

Bill Garrett Davidson County
Batch# 6013 DEEDWARR
09/29/2017 01:11:16 PM 2 pgs
Fees: $13.00 Taxes: $670.07

20170929-0099910

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 22, 2017.

Steven Nicholson

Rebecca Nicholson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Steven Nicholson and Rebecca Nicholson** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 22, 2017

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY