WARRANTY DEED

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. 17110419 TG: 4521851
JMibeca no: 235397

Bill Garrett Davidson County
Batch# 6019 **DEEDWARR**
09/29/2017 01:19:10 PM 2 pgs
Fees: $13.00 Taxes: $882.45

20170929-0099917

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Shelby
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,500.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2017.

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
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Property Owner 3, LLC	Property Owner 3, LLC	075-12-0B-046.00-CO
(NAME)	(NAME)	
P. O. Box 4090	P. O. Box 4090	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Bonita Jill Gray, an unarried woman**, hereinafter called the GRANTOR(S), has 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), 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. 8, on the plan of First Revision, Phase Two-Section Three, Brookside Woods, a Planned Unit Development, of record in Instrument No. 20000512-0048125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bonita Jill Gray, an unmarried woman by Warranty Deed from SIRVA Relocation, LLC, dated March 28, 2007 and recorded April 09, 2007 of record in Instrument No. 20070409-0041877, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Instrument No. 20000512-0048125; Covenants, conditions, easements and restrictions recorded, as Book 10444, Page 213 and amended recorded in Book 11103, Page 156 and First Amendment to Declaration recorded as Book 11453, Page 900, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; Easement recorded in Book 5609, Page 627; Articles of Incorporation of Brookside Woods Homeowners Association in Book 10451, Page 506; and Quitclaim Deed to Brookside Woods Homeowners Association in Book 11450, Page 112, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 704 Billie Jean Circle, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 this 25th day of September, 2017.

Bonita Jill Gray

Bonita Jill Gray

State of Tennessee
County of Wilson

Personally appeared before me Bonita Jill Gray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of September, 2017.

Notary Public _____
My Commission Expires: 5.17.21

~~**RETURN TO:**~~
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY