WARRANTY DEED

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. 1110579
TG: 6579478
Tribeca No: 247841

State of Tennessee
County of ~~Davidson~~ Shelby
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of October 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 WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211
Return Recorded Deed to:
Realty Title and Escrow 6525 Quail Hollow, Suite 115 Memphis, TN 38120

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Property Owner 3, LLC	Property Owner 3, LLC	075110A 121.00
(NAME)	(NAME)	
P.O. Box 4090	P.O. Box 4090	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 9296 **DEEDWARR**
10/06/2017 11:55:12 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20171006-0102890

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Christopher J. Warren and Dawn Warren,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer 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: *L.

Land in Davidson County, Tennessee, being Lot No. 113, on the Plan of Phase Four-B, Heritage Meadows (erroneously stated as Hermitage Meadows in prior deed), of record in Instrument No. 20031111-0164698, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Christopher J. Warren and Dawn L. Warren, husband and wife, by deed from Jerry McKinney, a married man dated December 24, 2009 and filed for record December 30,2009 as Instrument No. 20091230-0118565 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Book 9700, page 88 and Instrument NO. 20031111-0164698 in the Register's Office for Davidson County, Tennessee.

Subject to Easement of record in Instrument NO. 20031106-0163196 in the Register's Office for Davidson County, Tennessee.

Subject to Easement of record in Book 10613, page 652, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 10337, page 102, Annexation in Book 11029, page 414 and Instrument Nos 20000313-0025560 20020624-0075432 and 20040419-0044083, in the Register's Office for Davidson County, Tennessee.

Subject to Charter of Hermitage Meadows Homeowner's Association of record in Book 1114, page 771, in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

Taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 4277 Rachel Donelson Pass, Hermitage, TN 37076 AKA 201 Laffite Cove, 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 GRANTEES, 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 my/our hands this 2 day of Oct 2017.

Chris Warren
Christopher J. Warren

Dawn Warren
Dawn Warren

State of Tennessee
County of Davidson

Personally appeared before me Christopher J. Warren and Dawn Warren, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2 day of Oct, 2017.

Notary Public Judith C. Jacobs
My Commission Expires: 1-20-20

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No.: 201709021
Warranty Deed
4277 Rachel Donelson Pass
Hermitage, TN 37076