Bill Garrett Davidson County
Batch# 9297 **DEEDWARR**
10/06/2017 11:56:44 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20171006-0102891

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Shelby
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $275,000.00.

Mary Marlin
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 2nd day of October, 2017.

Linda A. Gray
NOTARY PUBLIC

My commission expires: 9-16-18

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

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Property Owner 3, LLC	Property Owner 3, LLC	064080A 061.00
(NAME)	(NAME)	
PO Box 4090	PO Box 4090	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	

Warranty Deed

For and in Consideration of the sum of $275,000.00 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 **James A. Stumbaugh Jr. and Elizabeth D. Stumbaugh,** hereinafter called the **GRANTOR(S)**, have/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)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Section Two, Merritt Downs, of record in Instrument No. 20030904-0128443, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Julia F. Spencer by Warranty Deed of record at Instrument No. 20050104-001318, dated 12/29/2004 and recorded 1/4/2005, and being further conveyed to James A. Stumbaugh Jr. and Elizabeth D. Stumbaugh, husband and wife, by Warranty Deed at Instrument No. 20160829-0090017, dated 8/24/2016, recorded 8/29/2016, in the Register's Office of Davidson, Tennessee.

This property is **improved** property known as: 3300 Misty Winds Lane, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 2nd day of October, 2017.

James A. Stumbaugh Jr.

Elizabeth D. Stumbaugh

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James A. Stumbaugh Jr. and Elizabeth D. Stumbaugh, the herein bargainor, 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 the 2nd day of October, 2017.

Notary Public
My Commission Expires: 5-2019

JESSICA SPARNELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Realty Title & Escrow
6525 Quail Hollow, Suite 115
Memphis, TN 38120
RT: 17110589
TG: 0584569
Tribeca No: 237133