THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M177009

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. 17110583 TG: 6581249
Tribeca No: 248056

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

The actual consideration or value, whichever is greater, for this transfer is $208,000.00

Affiant

Bill Garrett Davidson County
Batch# 9299 DEEDWARR
10/06/2017 11:58:39 AM 2 pgs
Fees: $13.00 Taxes: $769.60

20171006-0102895

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

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

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Property Owner 3, LLC<br>PO Box 4090<br>Scottsdale, AZ 85261 | New Owner | **176 05 0B 195.00** |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Antonio L. Clark, unmarried**, 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:

Land in Davidson County, Tennessee, being Lot 32, Section C, Phase 2, Hickory Wood Estates, as shown on the plat of record in Plat Book 9700, Page 952, in the Register's Office, Davidson County, Tennessee to which plat reference is hereby made for a more particular decription of saif property.

Being the same property conveyed to Antonio L. Clark, unmarried by Special Warranty Deed from Newbury REO II, LLC, recorded on the 8th day of December 2011 in Instrument No. 20111208-0095854, in the Register's Office for Davidson County, Tennessee.

This is improved property located at: 5120 Brookstone Court, Antioch, TN 37013

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 27th day of September, 2017.

**Antonio L. Clark**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Antonio L. Clark**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of September, 2017.

Notary Public
My Commission expires

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021