Bill Garrett Davidson County
Batch# 13925 DEEDWARR
10/16/2017 09:55:21 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20171016-0105605

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 170913366

Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow, Ste. 115
Memphis, TN 38120
17110592
TG#6584575
TRibeca#248106

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

The actual consideration or value, whichever is greater, for this transfer is: $240,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of October, 2017.

Notary Public
My Commission Expires: 4-20-19

MELISSA T. MOORE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 20, 2019
COUNTY OF SHELBY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Property Owner 3, LLC P O Box 4090 Scottsdale, AZ 85261	New Owner	Tax Parcel ID No. 098-02-0-046.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carolyn R. Ray, as Trustee of Zeppelin Investments Trust,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Property Owner 3, LLC, a Delaware Limited Liability Company**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 16, on the Plan of Roxborough East, Phase II-A, of record in Plat Book 7900, Page 390, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John H. Bone and wife, Margaret T. Bone by Warranty Deed from Hatsue Barnes and husband, Thomas D. Barnes of record in Book 11498, Page 426, Register's Office for Davidson County, Tennessee, dated May 25, 1999 and recorded on May 27, 1999.

Being the same property conveyed to Zeppelin Investments Trust, C.R. Ray, as Trustee by Warranty Deed from John H. Bone of record in Instrument No 20170328-0030252, Register's Office for Davidson County, Tennessee, dated March 10, 2017, and recorded on March 28, 2017. The said Margaret T. Bone now being deceased on February, 11, 2010, in Davidson County, Tennessee. Scrivener's Affidavit correcting legal description of record in Instrument No. 20171016-0105604, recorded on the 16 day of Oct, 2017, Register's office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 390, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 8727, Page 739, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 5333 Roxborough Pass Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 6th day of October, 2017.

Carolyn R. Ray, as Trustee of Zeppelin Investments Trust

Carolyn R. Ray, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carolyn R. Ray as Trustee of The Zeppelin Investments Trust, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of October, 2017.

Notary Public

My Commission Expires: 01/17/21

