WARRANTY DEED

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. 171078
TGT: 0E54392
Tribeca No: 249388

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $205,000.00.

Affiant

Subscribed and sworn to me on 11/16/17.

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

Bill Garrett Davidson County
Batch# 32584 DEEDWARR
12/04/2017 09:49:53 AM 2 pgs
Fees: $13.00 Taxes: $758.50

20171204-0123198

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Property Owner 4, LLC P.O. Box 4090 Scottsdale, AZ 85261	NEW OWNER	150080 107.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Michael Harman, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Property Owner 4, LLC, a Delaware Limited Liability Company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> BEING Lot No. 398 on the Plan of Somerset Phase I, as shown by plat of record in Plat Book 6900, Page 690 and 691, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Michael Harman, an unmarried person by Special Warranty Deed of record at Instrument No. 20070703-0079635, dated 6/7/2007 and recorded 7/3/2007, in the Register's Office of Davidson, Tennessee.
>
> Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This is improved property known as 3512 Dove Creek Road, Nashville, Tennessee 37013.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 11/15/17.

Michael Harman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 11/15/17, before me personally appeared Michael Harman, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 11/15/17.

NOTARY PUBLIC

My Commission Expires: 9-7-21

