Prepared By:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

File Number: 1711520

Return To:
Realty Title & Escrow
6525 Quail Hollow, Suite 115
Memphis, TN 38120
RT: 1711070Z
TG: 1675059
Jurisdiction No: 259878

State of Tennessee
County of Shelby
The actual consideration or value, whichever is greater, for this transfer is $207,000.00.

Affiant

Subscribed and sworn to before me, this 29th ~~28th~~ day of November, 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

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Property Owner 4, LLC	Property Owner 4, LLC	150-14A-88.00
P.O. BOX 4090	P.O. BOX 4090	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Pleasant Properties Inc., hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Property Owner 4, LLC, a Delaware Limited Liability Company, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Being Lot No. 705, on the Final Plat, Revision of Lots 705 and 706, Calumet-Phase Seven, of record in Plat Book 9700, Page 866, revising Book 9700, Page 628, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Pleasant Properties, Inc., by Quitclaim Deed, from Harold F. Morris, married, and Judy L. Rose, unmarried, dated December 9, 2002, of record in Instrument No. 20021226-0158792, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is __X__improved ___unimproved property known as 4152 Pleasant Colony Drive, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Bill Garrett Davidson County
Batch# 35529 DEEDWARR
12/08/2017 02:52:05 PM 2 pgs
Fees: $13.00 Taxes: $765.90
20171208-0125610

WITNESS my hand this 28th day of November, 2017.

Pleasant Properties Inc.

BY: _____
Harold F. Morris, President

Pleasant Properties, Inc.

BY: _____
Judy L. Rose, Secretary/Treasurer

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Harold F. Morris and Judy L. Rose, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are President and Secretary/Treasurer of Pleasant Properties, Inc. and that they are authorized by Pleasant Properties, Inc. to execute this instrument on its behalf.

Witness my hand and official seal at Murfreesboro, TN, this 28 day of November 2017.

_____
Notary Public at Large
My Commission Expires: 4/18/21

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY