Bill Garrett Davidson County
Batch# 45241 DEEDWARR
01/08/2018 10:28:12 AM 2 pgs
Fees: $13.00 Taxes: $743.70
20180108-0002137

**Prepared By and Return To:**
Realty Title
6525 Quail Hollow Road #115
Memphis, Tennessee 38120
(901)260-4055
Tribeca #260730
T.G. File No. 6713587

# WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Tony E. Whitlow and LaSonya R. Whitlow, husband and wife** ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto **Property Owner 4, LLC, a Delaware Limited Liability Company** ("Grantee") the following described property being situated in Davidson County, TN, to wit:

**Lot 125, on the Plan of Canyon Ridge Subdivision, Phase One, of record in Plat Book 9700, Page 805, and amended in Instrument Number 20031006-0146727, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said lot.**

**Derivation Clause**: Said property being one and the same property conveyed to Grantor herein by way of Warranty Deed of record at Instrument Number 20041130-0142492 in the Register's Office of Davidson County, Tennessee;

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; Grantor has full power and lawful authority to sell and convey the same; the title thereto is free, clear and unencumbered except as to: (1) permitted encumbrances listed below; (2) zoning; (3) setback requirements and general utility, sewer, and drainage easements of record; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

**Permitted encumbrances**: Subdivision Restrictions, Building Lines & Easements of record in Plat Book 9700, Page 805, 2003106-0146727, in the Register's Office of Davidson County, Tennessee; Easement(s) of record at Instrument No. 20030115-0006324, in the aforesaid Register's Office; Declaration of Covenants, Conditions, and Restrictions of record at Instrument No. 20031002-0145846, Amendment at Instrument Nos. 20031218-0180508 and 20041008-01216369, in the aforesaid Register's Office; Subject to rights of others in and to the common areas and/or elements; Charter of Canyon Ridge Homeowner's Association of record at Instrument No. 20041006-0120674, in the aforesaid Register's Office; Assessments levied by the Homeowners Association, Inc.; Davidson County Taxes for the year 2018, not yet a lien, not yet due and payable.

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective the 28th day of December, 2017.

***Signature Page to Follow***



REALTY TITLE®

Tony E. Whitlow

LaSonya R. Whitlow

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said State and County, Tony E. Whitlow and LaSonya R. Whitlow, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of December, 2017.

Notary Public

My Commission Expires: 10-20-19

(SEAL)




**Owner Name and Address**:
Property Owner 4, LLC
P.O. Box 4090
Scottsdale, AZ 85261

**Property Address**:
5184 Pebble Creek Drive
Antioch, TN 37013

**Send Tax Bills To**:
Property Owner 4, LLC
P.O. Box 4090
Scottsdale, AZ 85261

**Tax Parcel ID Number**:
149 07 0B 025.00

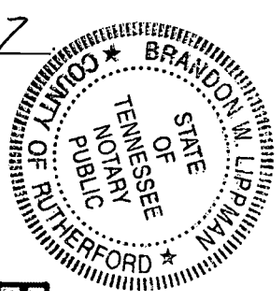
**Valuation Affidavit:**
I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $ 201,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26 day of December, 2017.

Notary Public

My Commission Expires: 10-20-19




File No. 17110775

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