WARRANTY DEED

Bill Garrett Davidson County
Batch# 45241 DEEDWARR
01/08/2018 10:28:12 AM 2 pgs
Fees: $13.00 Taxes: $699.30

20180108-0002139

P-CC-17-4020

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-16-18
(AFFIX SEAL)

LINDA A. GRAY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. SEPT. 16, 2018

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Property Owner 4, LLC	**Property Owner 4, LLC**	
(NAME)	(NAME)	
PO Box 4090	**PO Box 4090**	**150-14-0A-027.00-CO**
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	**Scottsdale, AZ 85261**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN STEWART AND LATIAA STEWART, HUSBAND AND WIFE,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **PROPERTY OWNER 4, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, its heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Final Plat of Calumet Subdivision, Phase TWO, of record in Plat Book 7900, Page 367, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John Stewart and Latiaa Stewart by Warranty deed from Cynthia T. Thompson, unmarried of record in Instrument No. 20050406-0037974 Register's Office for Davidson County, Tennessee, dated March 28, 2005 and recorded on April 06, 2005.

This conveyance is subject to:

- Taxes for the year 2017, a lien due and payable, but not delinquent.
- All matters shown on the Plan of record in Plat Book 7900, Page 367 and Plat Book 6900, Page 649, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7566, Page 664, Book 8602, page 716, and Book 9751, page 92, Register's Office for Davidson County, Tennessee.
- Subject to By-Laws of Calumet Homeowner's Association, Inc., of record in Book 11356, page 224, Register's Office for Davidson County, Tennessee.
- Subject to Charter of Calumet Homeowner's Association, Inc., of record in Book 7572, page 594 and amended in Book 7682, page 564, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7538, Page 676, in the Register's Office for Davidson County, Tennessee.
- Deeds of Conveyance of record in Book 7797, Page 469 and Book 7797, Page 500, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4020 Calumet Drive, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness our hands this the 3rd DAY OF JANUARY, 2018.

John Stewart

Latiaa Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN STEWART, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of January, 2018.

Notary Public

My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LATIAA STEWART, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of January, 2018.

Notary Public

My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Realty Title & Escrow
6525 Quail Hollow, Suite 115
Memphis, TN 38120
RT: 17110718
TG: 4083551
Tribeca No: 259990