Bill Garrett Davidson County
Batch# 56456 DEEDWARR
02/08/2018 10:53:38 AM 5 pgs
Fees: $28.00 Taxes: $928.70
20180208-0012768

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
RT File No. 18110011
T.G. File No. 6755662
Tribeca No. 271800

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of January, 2018, by and between Ola H Muse and Uju Muse, husband and wife, party of the first part, and Property Owner 5, LLC, a Delaware Limited Liability Company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 245 on the Plan of Cane Ridge Farms, Phase Six, Section 1, of record in Instrument No. 20050209-0015098, Register's Office for said County, to which plan reference is hereby made for a more complete description.

FOR INFORMATION PURPOSES ONLY: 2716 Bison Ct., Antioch, TN

Being all or part of the same property conveyed to Ola H. Muse by virtue of that certain Warranty Deed dated October 26, 2005, and being of record at Instrument No. 20051109-0136098 in the amount of $199,900.00 in the Register's Office of Davidson County, Tennessee.

The said Uju Muse joins in this conveyance to convey any and all marital rights she may have in said 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(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, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable and subject to all easements and restrictions of record in said Register's Office, Tennessee; 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Ola H Muse by Leneiva Head, Attorney in Fact

Uju Muse, by Leneiva Head, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Leneiva Head, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ola H. Muse and Uju Muse, and who acknowledged that he executed the same as the free act and deed of Ola H. Muse and Uju Muse.

WITNESS my hand and official seal at office this 29th day January, 2018.

Notary Public

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/10/18

STATE OF Tennessee
COUNTY OF Davidson

Leneiva Head, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death Ola H. Muse and Uju Muse the principal.

Leneiva Head

WITNESS my hand and official seal at office 29th day of January, 2018.

Notary Public

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/10/18

| | |
|---|---|
| Property Owner & Address: | Property Owner 5, LLC<br>P. O. Box 4090<br>Scottsdale, AZ 85261 |
| Tax Parcel No | 174110A34600CO |
| Property Address: | 2716 Bison Ct.<br>Antioch, TN 37013 |

MAIL TAX BILLS TO: Owner at Owner's Address
Property Owner 5, LLC
P.O. Box 4090
Scottsdale, AZ 85261

STATE OF Tennessee
COUNTY OF Shelby

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $251,000.00 ~~$256,000.00~~ which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 26th day of January, 2018.

Notary Public

My Commission Expires: Sept. 16, 2018

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

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF TN
COUNTY OF DAVIDSON

I, the undersigned, do hereby swear and affirm that I am the attorney-in-fact for **Ola H. Muse**, by virtue of a Power of Attorney duly executed by the said **Ola H. Muse,** and:

☐ appearing of record at _____ in the Register's Office of _____ County, Tennessee; or

☒ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said **Ola H. Muse** is alive and well and has not revoked or rescinded the powers granted me under the Power of Attorney described above.

FURTHER THE AFFIANT SAYETH NAUGHT.

ATTORNEY-IN FACT:

_____
Leneiva Head

SWORN to and subscribed before me, this the 29 day of January 2018.

_____
Notary Public

My Commission Expires: 9/10/18 (SEAL)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF TN
COUNTY OF DAVIDSON

I, the undersigned, do hereby swear and affirm that I am the attorney-in-fact for **Uju Muse**, by virtue of a Power of Attorney duly executed by the said **Uju Muse,** and:

☐ appearing of record at _____ in the Register's Office of _____ County, Tennessee; or

☒ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said **Uju Muse** is alive and well and has not revoked or rescinded the powers granted me under the Power of Attorney described above.

FURTHER THE AFFIANT SAYETH NAUGHT.

ATTORNEY IN FACT:

Leneiva Head

SWORN to and subscribed before me, this the 29 day of January, 2018.

Notary Public

My Commission Expires: 9/10/18 (SEAL)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY