Bill Garrett Davidson County
Batch# 56471 DEEDWARR
02/08/2018 11:05:50 AM 2 pgs
Fees: $13.00 Taxes: $680.80
20180208-0012786

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 180114602

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
RT File No. 18110009
TG File No. 6754896
Tribeca No. 271899

STATE OF TENNESSEE
COUNTY OF SHELBY

The actual consideration or value, whichever is greater, for this transfer is: $184,000.00.

Affiant

Subscribed and sworn to before me, this ~~2nd~~ 5th day of February, 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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Property Owner 5, LLC	Property Owner 5, LLC	Tax Parcel ID No.
P.O. Box 4090	P.O. Box 4090	163-02-0-A-012.00CO
Scottsdale, AZ 85261	Scottsdale, AZ 85261	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Peggy Boyd, now known as Galen Gray, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Property Owner 5, LLC, a Delaware Limited Liability Company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 175 on the Plan of Hickory Highland Place, Section 3, Phase 1, Highlander Cove, of record in Plat at Instrument No. 20031014-0151901, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Peggy Boyd, married by Warranty Deed from Vanessa T Thomas, unmarried, of record in Instrument No. 20090304-0019003, Register's Office for Davidson County, Tennessee, dated February 20, 2009 and recorded on March 04, 2009. Grantor covenants that she is one and the same as Peggy Boyd a/k/a Peggy Cavallo Boyd, and that she is now known as Galen Sophia Gray a/k/a Galen Gray by virtue of the Order of the Chancery Court for Davidson County, Tennessee entered August 9, 2012 under Cause Number 12-1165.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20031014-0151901, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11306, Page 572, and Instrument No. 20040109-0003658, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Stormwater Detention Agreement of record in Instrument Number 20021114-0141245, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 4836 Highlander Cove, Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of February, 2018.

Peggy Boyd NKA Galen Gray

Peggy Boyd n/k/a Galen Gray

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Peggy Boyd n/k/a Galen Gray, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of February, 2018.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021