Bill Garrett Davidson County
Batch# 59002 DEEDWARR
02/14/2018 10:13:40 AM 2 pgs
Fees: $13.00 Taxes: $828.80

20180214-0014500

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00.

Affiant

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY — WILLIAM E GROOM

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
RT File No. 18110027
T.G. File No. 6774237
Tribeca No. 271835
Y-KW-18-1633

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 5, LLC	**Property Owner 5, LLC**	
(NAME) **P.O. Box 4090**	(NAME) **P.O. Box 4090**	**149-15-0-A-252.00CO**
(ADDRESS) **Scottsdale, AZ 85261**	(ADDRESS) **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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ADRIAN PETTY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PROPERTY OWNER 5, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their 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. 319 on the Plan of the Final Subdivision Plat of Phase 3, Cambridge Forest,* of record in Plat at Instrument No. 20010628-0068483, as amended in Plat at Instrument No. 20020503-0054630, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. * R-15 Residential P.U.D.,

Being the same property conveyed to Marie Petty by Warranty Deed from Kari L. Smith Santiago and Joel Santiago Rosalino, wife and husband, of record in Instrument No. 20160601-0054766, Register's Office for Davidson County, Tennessee, dated May 31, 2016 and recorded on June 01, 2016. The said Marie Petty died on July 16, 2017, leaving Adrian Petty, Stacey Petty, Angeleta Petty and Tara Petty, and her sole heirs at law, as evidenced by an Affidavit of Heirship recorded on August 18, 2017 in Instrument No. 20170818-0085253,** Register's Office for Davidson County, Tennessee. ** and Affidavit as to Heirs and Affidavit of Heirship recorded simultaneously herewith in the

Being the same property conveyed to Adrian Petty and Tara Petty by Quitclaim Deed from Adrian Petty, Stacey Petty, Angeleta Petty and Tara Petty, of record in Instrument No. 20170818-0085254, Register's Office for Davidson County, Tennessee, dated August 18, 2017 and recorded on August 18, 2017.

Being the same property conveyed to Adrian Petty, unmarried, by Quitclaim Deed from Tara Petty, of record in instrument number 20180214-0014499, Register's Office for Davidson County, Tennessee, dated January 29th, 2018 and recorded on _____, 2018.

This conveyance is subject to:
- If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.
- Subject to all matters shown on the Plan of record as Instrument Number 20010628-0068483, as amended in Instrument No. 20020503-0054630, 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 8026, page 305, Book 8047, page 243, Book 10332, page 1, Book 10774, page 723, Instrument Number 20020221-0022797, Instrument Number 200612080152145 Instrument Number 20061025-0132073, Instrument Number 20100224-0014180, Instrument Number 20110919-0072463, and Instrument No. 20130225-0018348, 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.
- Charter of Cambridge Forest Homeowner's Association of record in Book 10343, page 769,Register's Office for Davidson County, Tennessee.
- By-Laws for Cambridge Forest Homeowner's Association of record as Instrument No. 20020221-0022798,

Register's Office for Davidson County, Tennessee.
• Quitclaim Deed of common area to Cambridge Forest Homeowner's Association of record in Instrument Number 20110919-0072464, Register's Office for Davidson County, Tennessee.
• Easement to AT&T of record in Book 1207, page 529, Register's Office for Davidson County, Tennessee.
• Storm Drainage Easement of record in Book 7632, page 962, Register's Office for Davidson County, Tennessee.
• Sanitary Sewer and/or Strom Drainage Easement of record in Book 7453, page 445, , Register's Office for Davidson County, Tennessee.
• Easement for Right of Way of record in Book 1147, page 148, Register's Office for Davidson County, Tennessee.
• Sewer Easement of record in Book 8795, page 158, Register's Office for Davidson County, Tennessee.
• Easement of record in Book 6881, Page 320, in the Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreement of record in Instrument Number 20010202-0010454, in the Register's Office for Davidson County, Tennessee.
• Easement of record in Book 10805, Page 497, in the Register's Office for Davidson County, Tennessee.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1633 Bridgecrest Dr., 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 my/our hand(s) this the 9th DAY OF FEBRUARY, 2018.

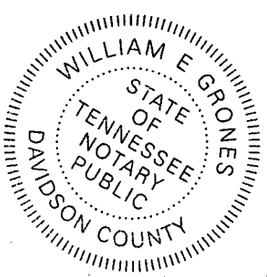
Adrian Petty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADRIAN PETTY, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of February, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212