THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Property Owner 5, LLC
P.O. Box 4090
Scottsdale, AZ 85261

SEND TAX BILLS
NEW OWNER]
Property Owner 5, LLC
P.O. Box 4090
Scottsdale, AZ 85261

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
RT File No. 18110013
TG File No. 6761599
Tribeca No. 271854
MORTGAGEE

Bill Garrett Davidson County
Batch# 60221 DEEDWARR
02/20/2018 10:24:12 AM 2 pgs
Fees: $13.00 Taxes: $770.52
20180220-0015797

MAP-PARCEL:
MAP ~~142-06-0-A~~ 182-06-0A
PARCEL 207.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Sheena S. Jordan Simon and husband, Lorin Simon,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Property Owner 5, LLC, a Delaware Limited Liability Company** hereinafter called the Grantees, their heirs and assigns, a 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. 201 on the Plan of Hickory Hills, Phase Two, Section Three, of record in Instrument No. 20040420-0044507, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Sheena S. Jordan, unmarried by deed from Lilia Chavez, a married woman, and Francisco Guzman, an unmarried man, dated February 26, 2013, of record in Instrument No. 20130304-0021357, Register's Office for Davidson County, Tennessee.
Sheena S. Jordan has since married and her name is now Sheena S. Jordan Simon.
Lorin Simon herein joins in to convey any and all rights and interests he may have, if any.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20020116-0006750 as amended in Instrument No. 20101116-0091730; Charter of Old Hickory Hills Homeowners Association in Instrument No. 20020123-0009417; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in Instrument No. 20001030-0107214; Stormwater Detention Agreement of record in Instrument No. 20010306-0021333 and Instrument No. 20030226-0025749; Easement to United Telephone Company in Book 20020123-0009339; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Instrument No. 20040420-0044507 as corrected by Surveyor's Certificate of Correction in Instrument No. 20041021-0126628, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **8632 Lawson Drive Antioch, TN 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 Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees 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 Grantees, 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 15th day of February, 2018.

Sheena S. Jordan Simon

Sheena S. Jordan Simon

Lorin Simon

Lorin Simon

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sheena S. Jordan Simon and husband, Lorin Simon, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of February, 2018.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $208,250.00.

Ina Brown

AFFIANT

Subscribed and sworn to before me this 15th day of February, 2018.

NOTARY PUBLIC

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 9/22/20