WARRANTY DEED

Bill Garrett Davidson County
Batch# 64935 DEEDWARR
03/05/2018 09:21:18 AM 2 pgs
Fees: $13.00 Taxes: $878.75

20180305-0020269

RETURN TO:
Realty Title & Escrow
6525 Quail Hollow, Suite
Memphis, TN 38120

RT File No. 18110038
TG File No. 6785591
Tribeca No. 272383

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF February, 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
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Property Owner 5, LLC	Property Owner 5, LLC	
(NAME)	(NAME)	
P. O. Box 4090	P. O. Box 4090	164-07-0A/156 CO
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JENNIFER L. PENDERGRAST, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, 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 GRANTEE, ITS SUCCESSORS 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. 169 on the Plan of Section Two, Harvest Grove (formerly "Tillman Property", as shown on plan of record in Instrument No. 20140529-0046065, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jennifer L. Pendergrast, an unmarried person, by deed from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument No. 20150805-0077995, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1636 Highwater Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 23rd day of February, 2018

Jennifer L Pendergrast

JENNIFER L. PENDERGRAST

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer L. Pendergrast, the 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 23 day of February, 2018.

Commission expires:

Notary Public

