Bill Garrett Davidson County
Batch# 66908 DEEDWARR
03/09/2018 10:07:52 AM 3 pgs
Fees: $18.00 Taxes: $891.70

20180309-0022371

Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow, Ste. 115
Memphis, TN 38120
18110064
TG# 6814207
Tribeca# 273014

COMPASS
– LAND TITLE –

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $241,000.00

Victoria W Harmon
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF MARCH 2018.

Harry J "Adolfo" Harmon
NOTARY PUBLIC

MY COMMISSION EXPIRES Life Commission

Harry J. "ADOLFO" harmon
Notary Public ID #039990
Parish of Lafayette
State of Louisiana

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-4375B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank, please use the address of the new owner	MAP-PARCEL
Property Owner 5, LLC	Property Owner 5, LLC	173-16-0A-025.00-CO
P.O. Box 4090	P.O. Box 4090	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

VICTORIA WILLIAMS HARMON, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTOR(S), 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(S), 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. 64, on the Plan of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1, of record in Instrument No. 20030213-0020016, as corrected in Instrument No. 20030331-0042208, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Victoria Harmon and Jarvis J. Harmon, wife and husband by Warranty deed from Willie Proctor, married and Najah Render, unmarried of record in Instrument No. 20060919-0116093 Register's Office for Davidson County, Tennessee, dated September 12, 2006 and recorded on September 19, 2006.

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Jarvis J. Harmon having conveyed his interest in said property to Victoria Williams Harmon by Act of Donation of record in Instrument No. 20160826-0089502, Register's Office for Davidson County, Tennessee, dated February 8, 2016 and recorded on August 26, 2016. Victoria Harmon being one and the same as Victoria Williams Harmon.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 3125 Hidden Creek 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Property Address: 3125 Hidden Creek Drive, Antioch, Tennessee 37013.

Witness my hand on the 2nd day of March 2018.

Victoria Williams Harmon

Victoria Williams Harmon

STATE OF LOUISIANA

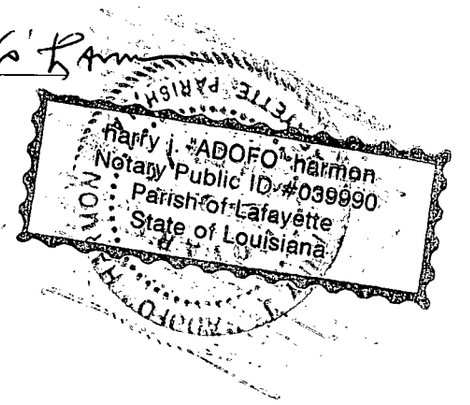
~~COUNTY~~ PARISH OF Lafayette

Personally, appeared before me, a Notary Public of said County and State, VICTORIA WILLIAMS HARMON, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of March 2018.

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Notary Public TC \l2 "



My Commission Expires: Life Commit TC \l3 "

File #: 18-4375B
RECORD & RETURN TO:
COMPASS LAND TITLE, LLC
278 Franklin Road, Ste. 190
Brentwood, TN 37027 TC \l4 "

TC \l4 "

TC \l4 "

pg. 2

Warranty Deed

pg 3