WARRANTY DEED

Bill Garrett Davidson County
Batch# 80448 **DEEDWARR**
04/13/2018 09:33:49 AM 2 pgs
Fees: $13.00 Taxes: $758.50

20180413-0034863

Y-KW-18-3276

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN ~~TO BEFORE ME, THIS~~ THE 12th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-1-21

(AFFIX SEAL)

SARAH KATHERINE WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

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)	(NAME)	
P.O. Box 4090	**P.O. Box 4090**	**149-03-0A-032.00-CO**
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	**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, **WALTER C. ODOM,, III AND WIFE, ORENA AGNEW-ODOM,** 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. 93 on the Plan of Section Two, Chelsea Village Addition of record in Plat Book 7900, Page 903, Register's Office for said County, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Walter C. Odom, III by Cash deed from Andrew M. Cuomo, Secretary of Housing and Urban Development of Washington, D. C. of record in Book 11456, page 843, Register's Office for Davidson County, Tennessee, dated April 26, 1999 and recorded on April 30, 1999.

Being the same property conveyed to David J. Waynick Trustee by Quitclaim Deed from Walter C. Odom, III of record in Instrument No. 19991217-0304251 Register's Office for Davidson County, Tennessee, dated December 13, 1999 and recorded on December 17, 1999 and within the same deed the said David J. Waynick Trustee conveyed his interest in the subject property to Walter C. Odom III and wife, Orena Agnew-Odom

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 903, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9492, Page 747, amended in Book 9503, page 493, Book 9764, page 334, Book 9772, Page 887, Book 9858, Page 386 and Book 9988, Page 743 and Book 10117, Page 532,, 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 for HOA of record in Book 8813, Page 192, in the Register's Office for Davidson County, Tennessee.
- Deed for Common Area of record in Book 9991, Page 914, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3276 Clapham Rd., 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 11th DAY OF APRIL, 2018.

Walter C. Odom, III
Walter C. Odom,, III

Orena Agnew-Odom
Orena Agnew-Odom

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALTER C. ODOM,, III, 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 11th of April, 2018.

Will E. Grones
Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ORENA AGNEW-ODOM, 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 11th of April, 2018.

Will E. Grones
Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Realty Title & Escrow Co., Inc.
6525 N. Quail Hollow Road, Suite 115
Memphis, TN 38120
P: (901) 260-4055
RT File No.: 18110021
TG No.: 6769999
Tribeca No.: 272041