WARRANTY DEED

Record and Return To:
Realty Title & Escrow Company Inc.
6525 N. Quail Hollow Rd. #115
Memphis, TN 38120
P: (901) 260-4055
RT File No.: 18110105
TG No.: 6883784
Tribeca No.: 274429

STATE OF TENNESSEE, COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $230,000.00.

Affiant

Subscribed and sworn to me on April 19th, 2018.

NOTARY PUBLIC
My Commission Expires: Sept. 16, 2018

LINDA A. GRAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. SEPT. 16, 2018

Bill Garrett Davidson County
Batch# 83127 DEEDWARR
04/20/2018 11:34:48 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20180420-0037420

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Property Owner 5, LLC P.O. Box 4090 Scottsdale, AZ 85261	NEW OWNER	064 160 D 076.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James Holland III and wife, Erinne Holland**, hereinafter called **"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 **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in **Davidson County**, State of **Tennessee**, described as follows:

Land in Davidson County, Tennessee, being Lot No. 195 on the plan of Section Two, Truxton Park of record in Instrument No. 20010515 - 0049898, said Register's Office to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to James Holland III, a single man, by Warranty Deed dated ~~May~~ * March 27, 2013 and recorded April 1, 2013, of record in Instrument No. 20130401-0031344, in the Office of the Register of Deeds of Davidson County, Tennessee.

Erinne Holland, spouse of James Holland III, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This is improved property known as 1845 Brookmeadow Lane, Hermitage, Tennessee 37076.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 on 04/18/18.

James Holland III

Erinne Holland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 04/18/18, before me personally appeared James Holland III and Erinne Holland, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 04/18/18.

NOTARY PUBLIC

My Commission Expires: _____

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: FEBRUARY 18, 2019